

# North Shore's Most Convenient Address

## Entire Site for Lease NOW

Ideal Wellness Center, Medical Building, Satellite Location



### *Premier Location*

Connecting I-95, U.S. Route 1, and Routes 128 & 129  
92-94 Walnut Street, Saugus, MA 01906

### *Newly Renovated Building*

All New Elevator, Lobby, and ADA Restrooms  
State of the Art Alarm System  
Customizable and Efficient Office Space

### *Spacious Property*

Abundant Parking and Elegant Design  
Stoplight Protected Entry/Exit

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## *Location -- Location -- Location*

92-94 Walnut Street is the Heart of all major highways and main roads.

There is no more convenient option for a multi-directional location.

The property ties together I-95, US Route 1, and Routes 128 & 129.

Dual entry/exit at stoplight eliminates dangerous departures.

Lynnfield's prestigious new Market Street is only blocks away.

Easy to reach from *anywhere* in Greater Boston.

Located at 92-94 Walnut Street in Saugus, MA, 01906.



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## *Building*

Two story, 9,000(+/-) square feet of solid structural steel, concrete, block & brick undergoing improvements such as: all new entryway and lobby, elevator, and ADA certified restrooms. Brand new energy-efficient roof with 20 year written guarantee. The installation of a new sprinkler alarm and system is underway. This facility would make a great medical or satellite location. 92-94 Walnut Street is awaiting your specific customization.

## *Property*

The site features a large, brand-new parking lot with modern lighting, two dual entryways/exits, new ramped sidewalks, traffic flow features, existing lighted sign, and tasteful landscape elements. The entire property is paved and includes a new, fenced concrete dumpster pad. The total property size is 36,670 square feet (0.842 acres), of which 32,050 square feet (0.736 acres) are paved.



Inquire at [92WalnutLLC@gmail.com](mailto:92WalnutLLC@gmail.com)

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