



THE SYLVAN STREET PORTFOLIO

152 FEDERAL STREET
DANVERS, MA 01923

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Rent Roll

Building	Tenant	SF Leased	Lease Start	Lease End	Annual Rent	Notes
160 Sylvan Street	Gelineanu & Kline	1,647	11/1/2019	10/31/2026	\$25,896	2.5% Annual Increase. 2019 Base YR RE Tax & Opex
	McWalter Insurance	1,000	9/1/2023	8/31/2026	\$13,260	-
	C. White Marine	1,647	5/1/2017	4/30/2027	\$30,672	2% Annual Increase. 2017 Base Year RE Tax & 2016 Opex
	Abrie Salon	1,558	4/1/2009	7/31/2027	\$31,164	2009 Base Year RE Tax & Opex
	Vacant	1,334	-	-	-	-
152 Sylvan Street	Puddingston Place	7,250	9/1/2021	8/31/2028	\$128,823	2.5% Annual Increase. 1, 5 Year Extension. 2021 Base Year RE Tax & 2020 Opex
	Vacant 2nd Floor	3,826	-	-	-	-
	Vacant 2nd Floor	3,480	-	-	-	-
	Vacant 3rd Floor	3,780	-	-	-	-
	Vacant 3rd Floor	1,970	-	-	-	-
	MDR Construction	1,500	2/1/2024	1/31/2027	\$22,500	2024 Base Yr RE Tax & Opex
Total		28,992			\$252,315	
Occupied SF		13,102				
Vacant SF		14,390				
% Leased		45.19%				

Annual Property Operating Data

	160 Sylvan Street	152 Sylvan Street	Total
Gross Rent	\$100,763	\$212,699	\$313,463
Real Estate Taxes	\$21,519	\$53,395	\$74,914
Insurance	\$5,234	\$15,702	\$20,935
Repairs & Maintenance Mechanicals	\$1,755	\$2,157	\$3,912
Snow Removal	\$2,087	\$7,089	\$9,177
Landscaping	\$4,425	\$10,018	\$14,443
Exterminator	\$575	\$712	\$1,287
Janitorial	\$8,029	\$7,121	\$15,151
Elevator		\$14,457	\$14,457
HVAC	\$3,503	\$5,110	\$8,613
Trash	\$2,217	\$4,989	\$7,206
Supplies	\$295	\$2,866	\$3,161
Gas		\$640	\$640
Electricity	\$1,813	\$16,364	\$18,177
Inspections	\$60	\$1,713	\$1,773
Water & Sewer	\$3,250	\$4,291	\$7,541
Gross Operating Expense	\$54,761	\$146,623	\$201,384
Net Operating Income	\$46,002	\$66,076	\$112,078

*Income and Expenses are FY 2025

152 Sylvan Street



PROPERTY DESCRIPTION

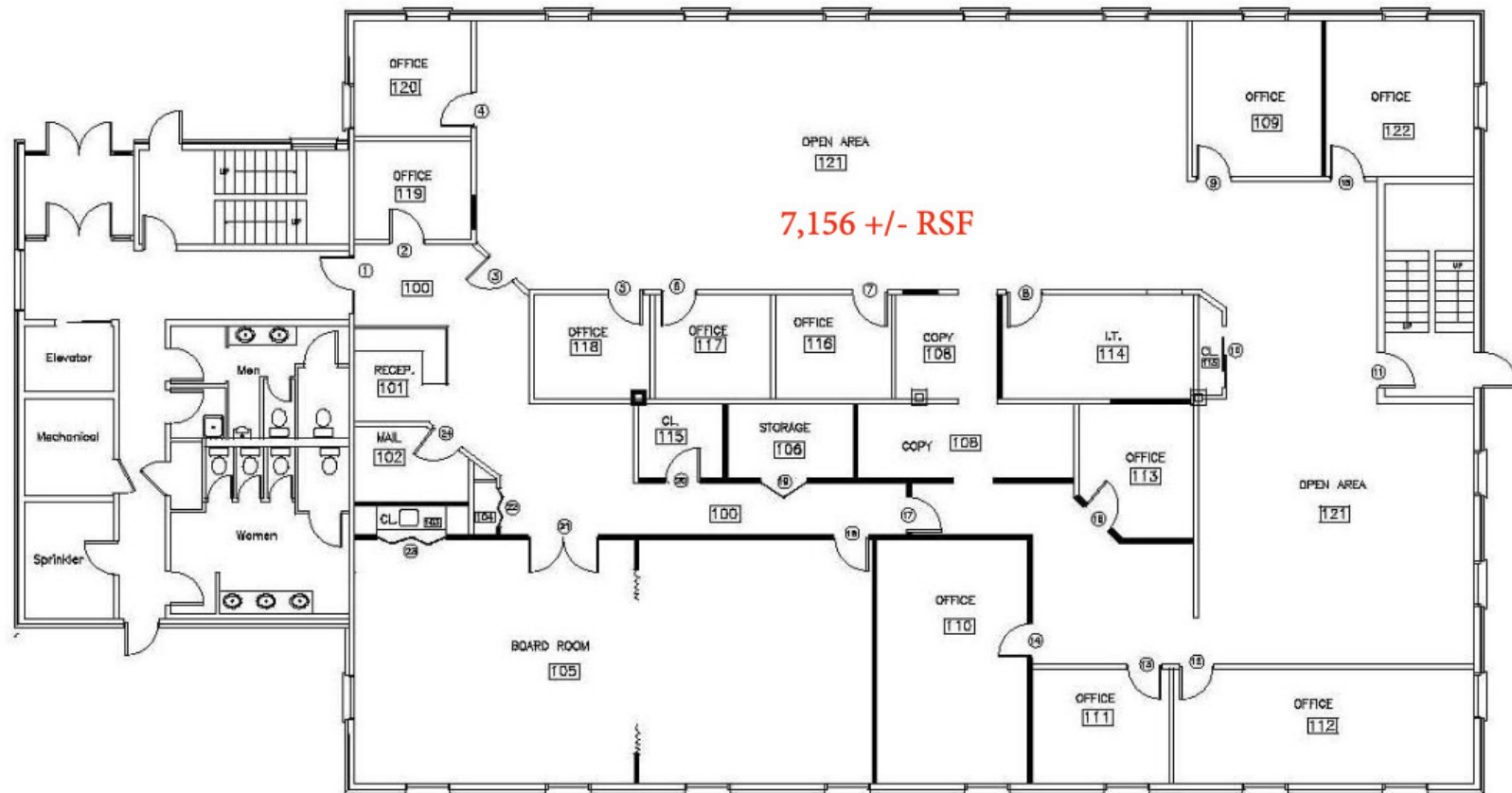
Positioned adjacent to the Liberty Tree Mall with prime access to Rte 128/95, this three-level, 23,772 +/- SF professional building is situated on 2.38 acres zoned Commercial C-3. The property allows for general office and medical uses. Constructed with a concrete slab, steel frame, and brick exterior, the building features a durable TPO membrane roofing system over metal decking and steel joists.

Amenities include a passenger elevator, rooftop HVAC with supplemental ground units, fire and smoke detection, and municipal water, sewer, and natural gas. Each floor includes dedicated men's and ladies' restrooms. With on-site parking for 90 vehicles (including handicap spaces), the property offers exceptional convenience. Projected full occupancy income is \$353,889 at \$16.50 PSF. Tenants cover gas, electric, and their proportionate share of increases in taxes and expenses.

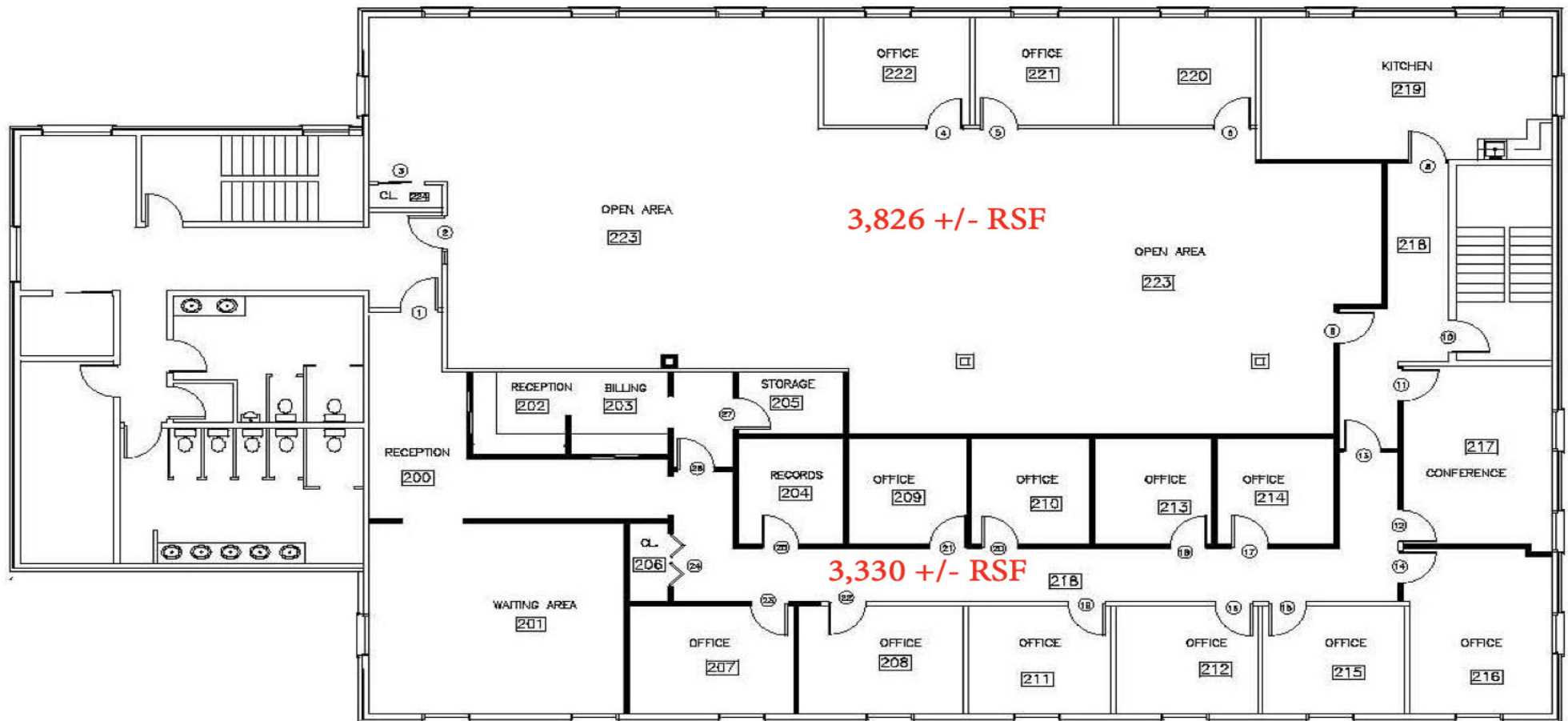
PROPERTY OVERVIEW

Size:	21,750 SF
Year Built:	1978
Percent Occupied:	40.2%
Land Area:	2.38 Acres
Construction:	Concrete slab, steel frame, brick exterior walls
Roof:	TPO fastened membrane
HVAC:	Rooftop HVAC with supplemental units at grade
Utilities:	Town Water, Sewer, Natural Gas
Parking:	Onsite parking for 90 vehicles
Restrooms:	6

1000



152 Sylvan Second Floor - Available

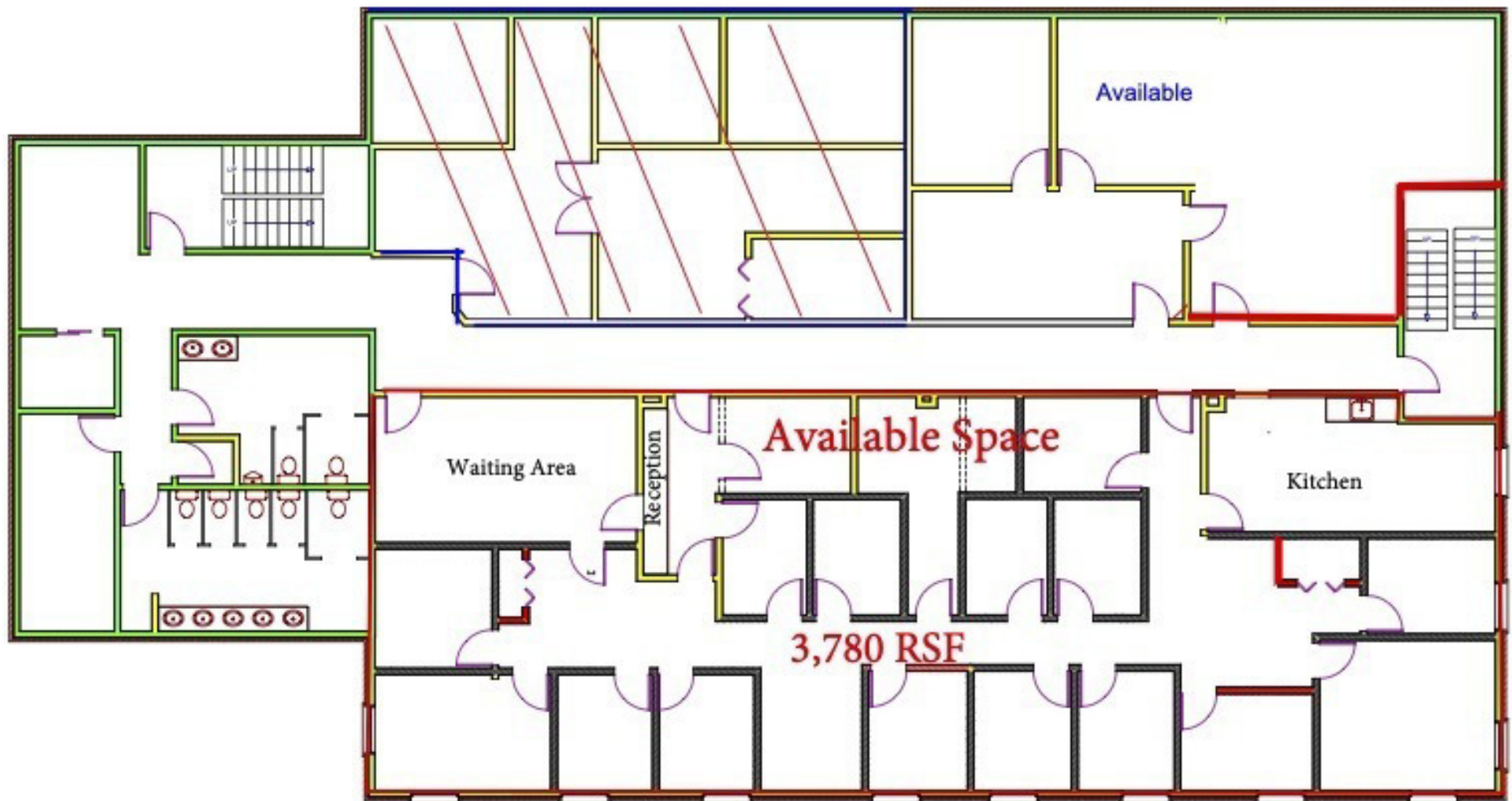


Second Floor Build Out - 3,826 SF

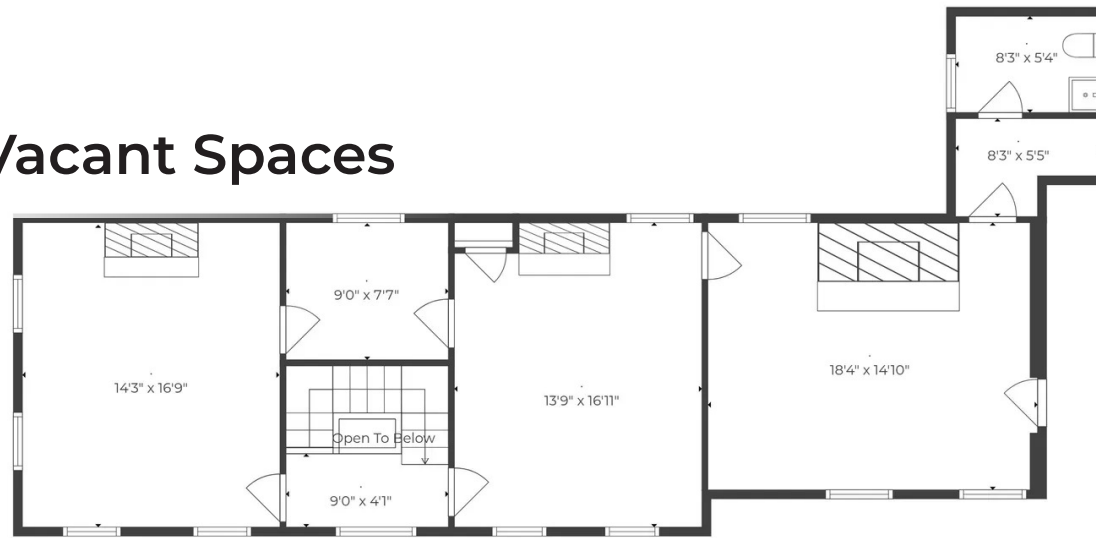


1 02 SPACE PLAN SECOND FLOOR
1/4" = 1'-0"

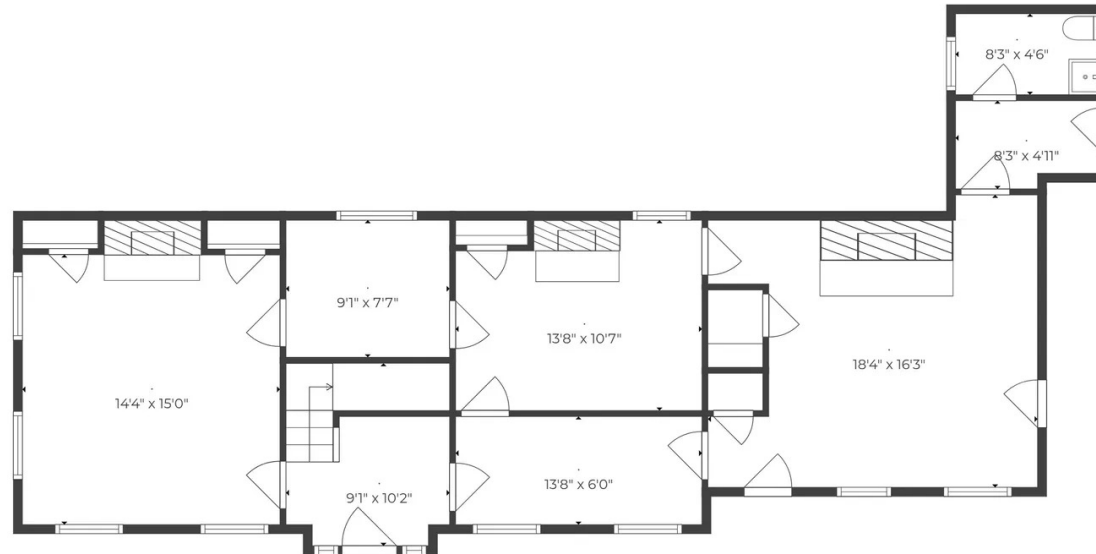
152 Sylvan Third Floor- Available



160 Sylvan - Vacant Spaces



2nd Floor



1st Floor

TOTAL: 2179 SQ. FT
 1ST FLOOR: 1096 SQ. FT, 2ND FLOOR: 1083 SQ. FT
 EXCLUDED AREAS: OPEN TO BELOW: 5 SQ. FT

Sizes & Dimensions Are Approximate. Actual May Vary



160 Sylvan Street



PROPERTY DESCRIPTION

160 Sylvan Street is a 7,186 +/- SF, professional set on 0.46 acres zoned C-3 in a high-demand area. The property was originally built in 1898 and constructed with a wood frame, granite/stone, and concrete foundation. It features asphalt roofing and municipal water, sewer, and natural gas. The property includes 5 half baths, fire and smoke detection, and HVAC with supplemental units. No elevator is present. Onsite parking accommodates 20 vehicles, including handicap spaces. Tenants are responsible for their proportional share of any increases in taxes and expenses.

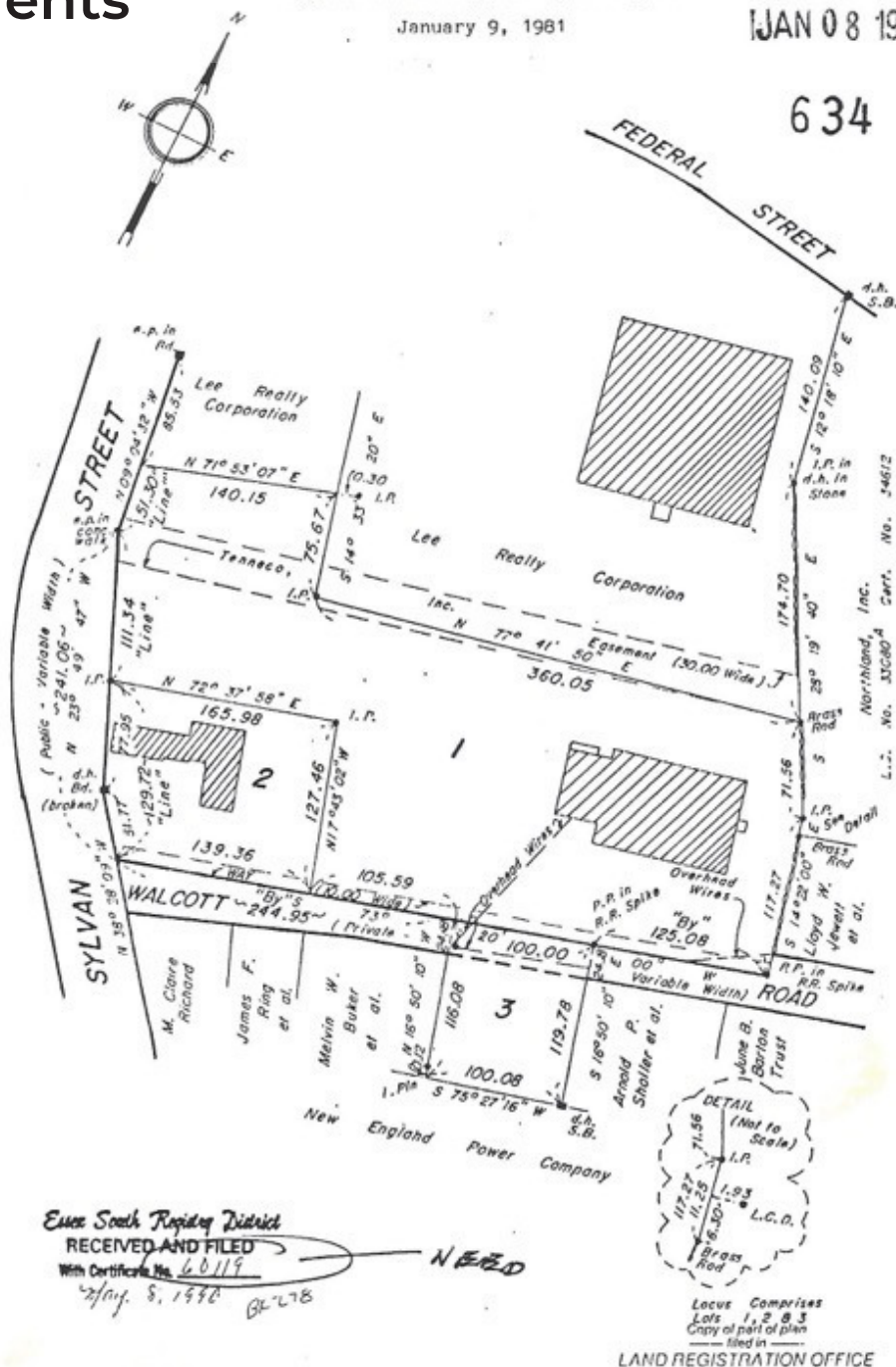


PROPERTY OVERVIEW

Size:	7,186 SF
Year Built:	1898 & Additional Unknown Construction Date
Land Area:	.46 Acres
Construction:	Wood Frame, Granite, Concrete
Roof:	Asphalt
HVAC:	HVAC with supplemental units on grade
Utilities:	Town Water, Sewer, Natural Gas
Parking:	Onsite parking for 20 vehicles-
Restrooms:	5

Siteplan & Easements

RAYMOND C. PRESSEY, INC.
156 BROAD STREET
LYNN, MASSACHUSETTS 01901
(617) 590-9591



DEC 24 1991

Area Map



Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	538	2,303	8,552
Average Age	39.4	38.9	44.4
Average Age (Male)	38.6	36.9	43.3
Average Age (Female)	40.0	40.3	45.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	917	3,734
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$138,333	\$129,448	\$118,870
Average House Value	\$546,069	\$557,572	\$553,429

* Demographic data derived from 2020 ACS - US Census



\$128,883

AVERAGE HOUSEHOLD INCOME



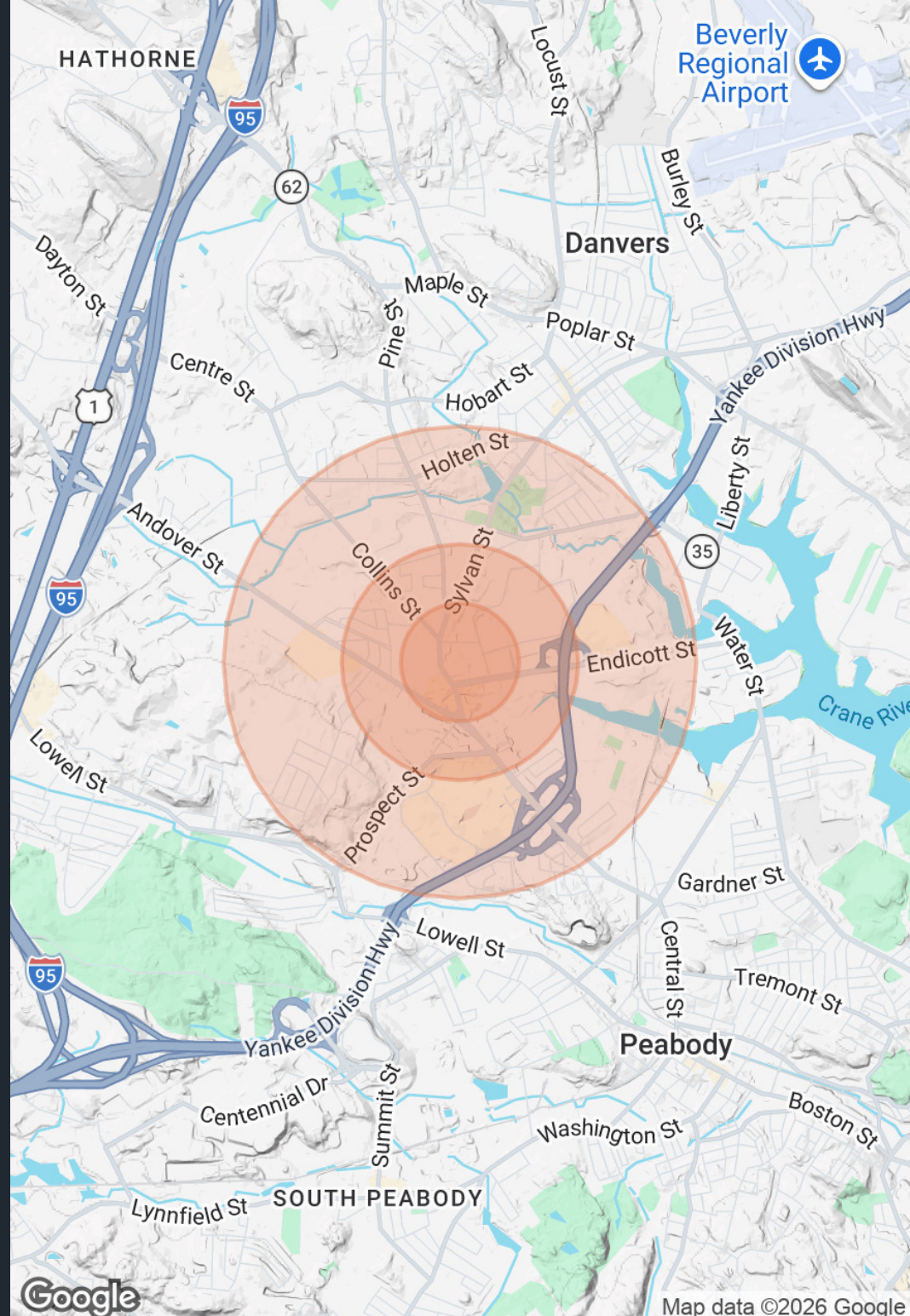
\$631,465

AVERAGE 5 MILE HOUSE VALUE



\$52,994

PER CAPITA INCOME



Map data ©2026 Google

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OFFERING MEMORANDUM