



THE SYLVAN STREET PORTFOLIO

152 FEDERAL STREET
DANVERS, MA 01923

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14 Essex Street, Andover, MA 01810

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Executive Summary

INVESTMENT HIGHLIGHTS

2 Office Properties Offered Together or Individually

2.84 +/- Acres of C3 Zoned Land

Proximity to Routes 128, 114, 1, & 95

7 Walcott

Multi-Tenant Investment Opportunity

Redevelopment Potential



Sale Price

SUBJECT TO OFFER

OFFERING SUMMARY

Building Size:	30,958 SF
Lot Size:	2.84 Acres
Number of Units:	9
Year Built:	1985
Zoning:	C3
Market:	Boston MSA

PROPERTY OVERVIEW

Highly accessible office opportunity in Danvers, Massachusetts with direct connectivity to Route 128, I-95, and Route 1, offering convenient access to Greater Boston, Logan Airport, and surrounding North Shore communities. The property is comprised of 152 Sylvan Street, 160 Sylvan Street, and 7 Wolcott Street, which can be purchased together or individually. The Sylvan Street portfolio is in a well-established business corridor near major employers, including Lahey Health, Medtronic, and North Shore Community College, which supports a strong professional labor pool. Nearby amenities include Liberty Tree Mall, TD Bank, Citizens Bank, Lifetime, and national retailers such as Home Depot, Kohl's, Staples, Best Buy, and Marshalls, along with dining options like Chipotle, Panera Bread, Buffalo Wild Wings, Texas Roadhouse, and Dunkin'. Public transportation is available via MBTA bus service, with commuter rail stations located within a 10-minute drive. Ideal for professional office, medical, or service-based users seeking a central location with excellent infrastructure, workforce accessibility, and proximity to key services.



Rent Roll



Annual Property Operating Data

152 Sylvan Street



PROPERTY DESCRIPTION

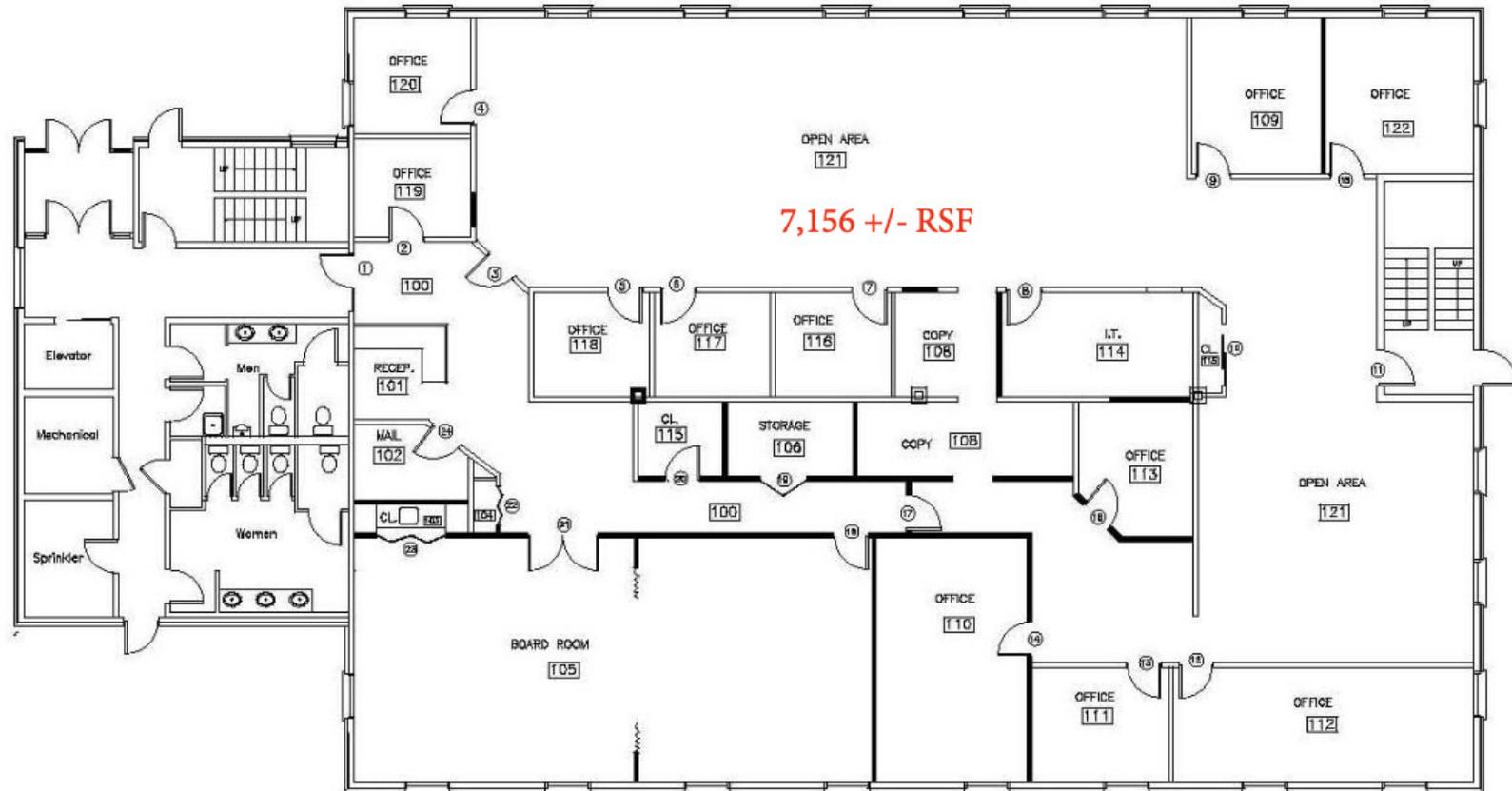
Positioned adjacent to the Liberty Tree Mall with prime access to Rte 128/95, this three-level, 23,772 +/- SF professional building is situated on 2.38 acres zoned Commercial C-3. The property allows for general office and medical uses. Constructed with a concrete slab, steel frame, and brick exterior,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

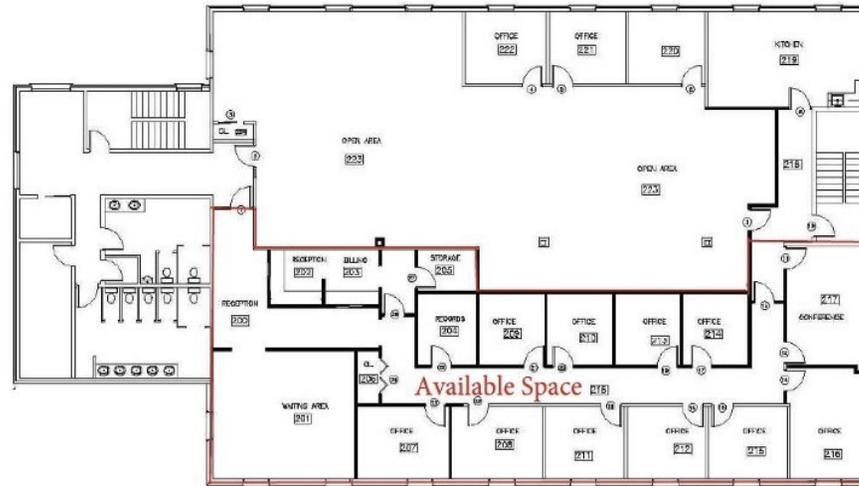
Size:	21,750 SF
Year Built:	1978
Percent Occupied:	40.2%
Land Area:	2.38 Acres
Construction:	Concrete slab, steel frame, brick exterior walls
Roof:	TPO fastened membrane
HVAC:	Rooftop HVAC with supplemental units at grade
Utilities:	Town Water, Sewer, Natural Gas
Parking:	Onsite parking for 90 vehicles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

152 Sylvan First Floor



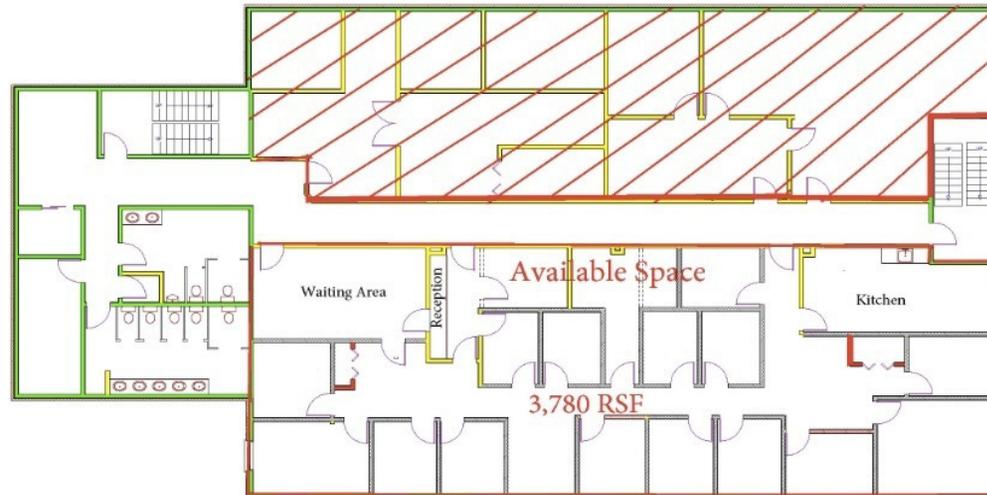
152 Sylvan Second & Third Floors

Second Floor Plan 3,480 RSF



SECOND FLOOR PLAN

Third Floor Plan 3,780 RSF



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

PLAN OF LAND IN DANVERS

Raymond C. Pressey, Inc., Surveyors

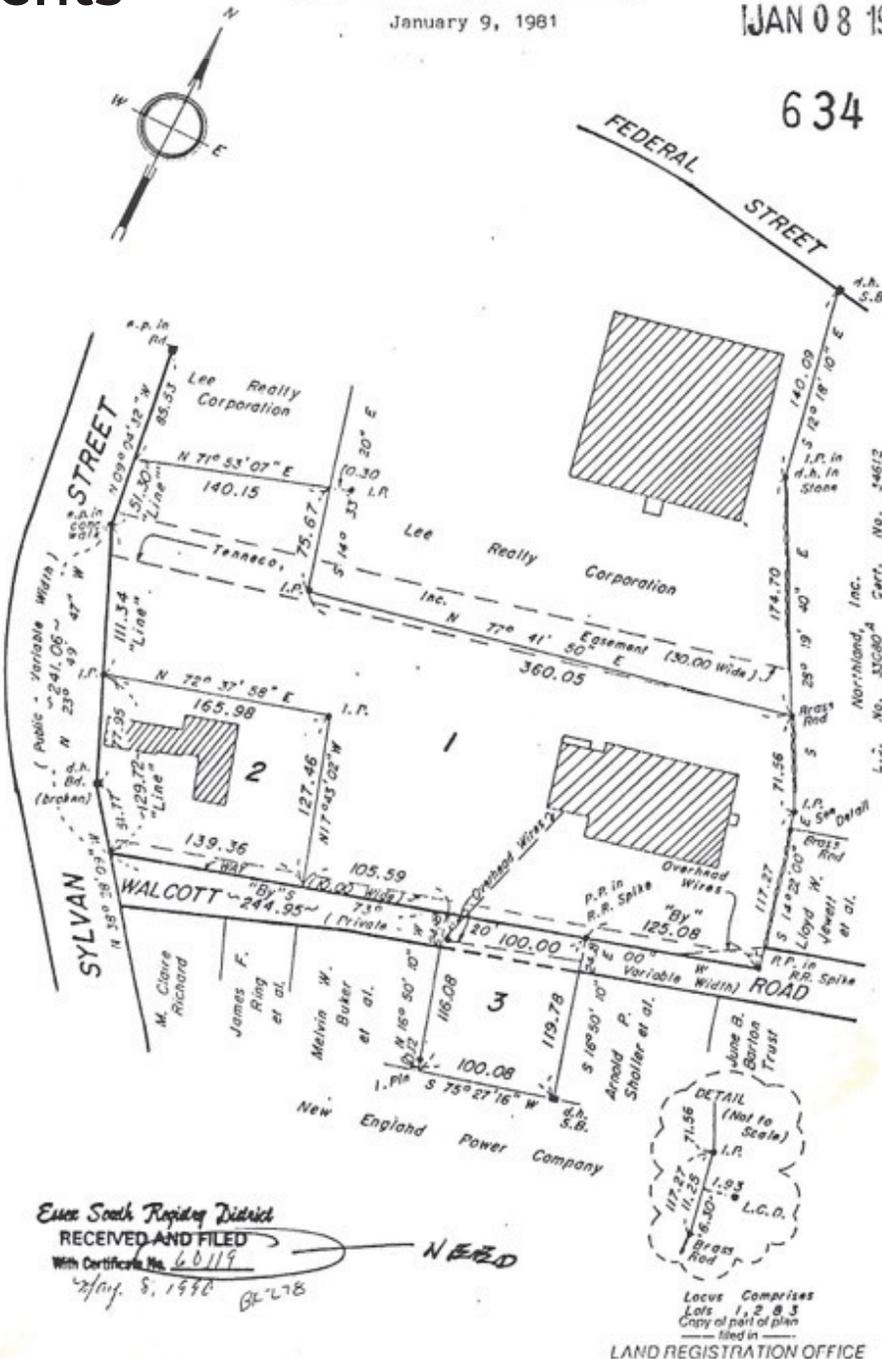
January 9, 1981

40745^A

JAN 08 1993

634

DEC 24 1991



4634

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



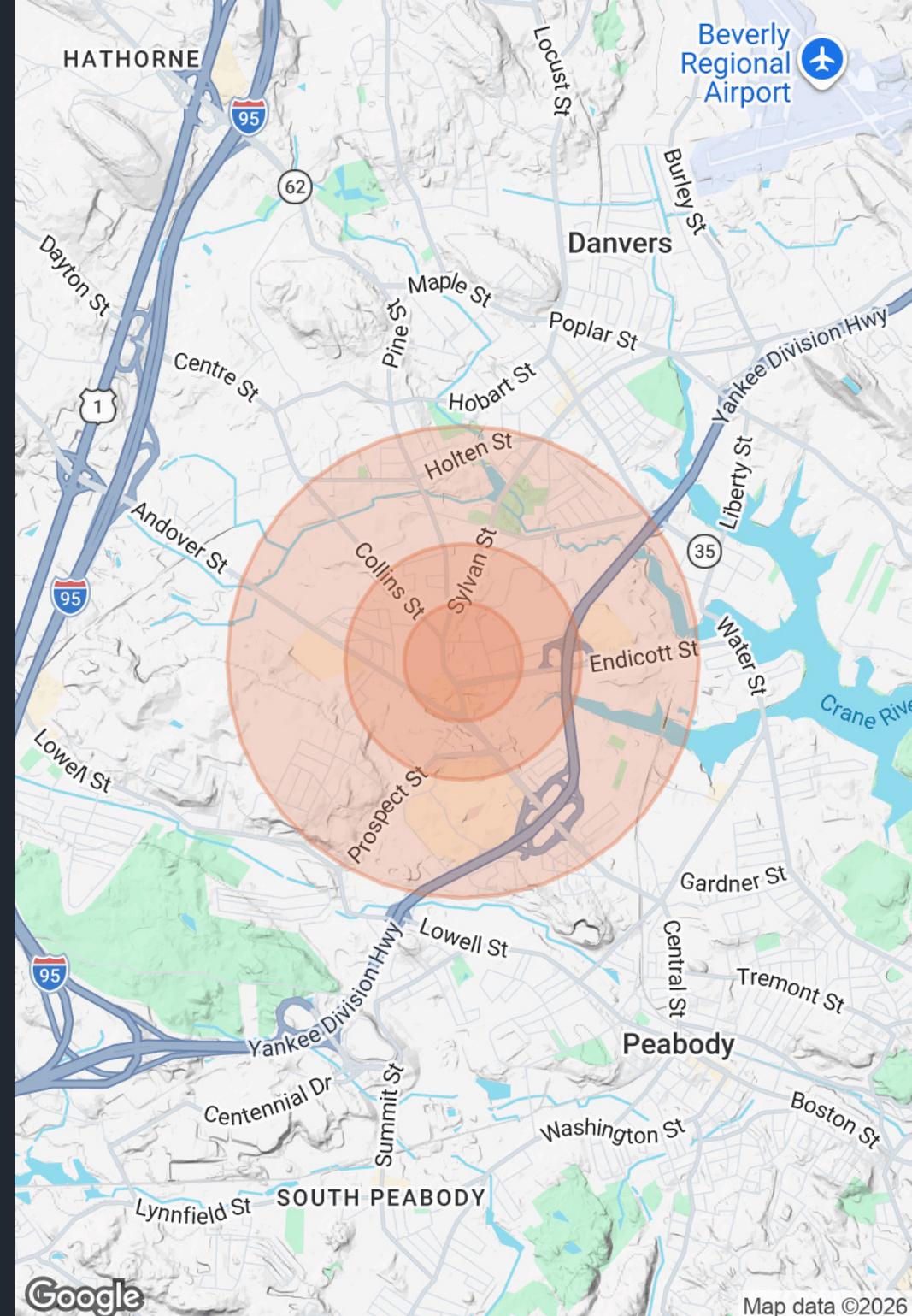
\$631,465

AVERAGE 5 MILE HOUSE VALUE



\$52,994

PER CAPITA INCOME



Map data ©2026

MANSARD



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OFFERING MEMORANDUM