

## OFFICE FOR LEASE

### CLASS A OFFICE & RETAIL IN THE HEART OF AMESBURY

77 Elm Street, Amesbury, MA 01913



#### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	900 - 18,500 SF
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.41 Acres
<b>YEAR BUILT:</b>	1900
<b>BUILDING SIZE:</b>	24,138 SF
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	CBD
<b>MARKET:</b>	Boston
<b>SUBMARKET:</b>	Amesbury Newburyport
<b>TRAFFIC COUNT:</b>	11,000

#### PROPERTY OVERVIEW

Reduced price until year end! For a limited time, the lease rate is now just \$10psf NNN for leases signed by year end for new, qualified tenants.

Faulkner & Associates is pleased to present this Class A office and retail space just steps to vibrant Market Square in Amesbury. Be a part of Amesbury's downtown resurgence. This first class space occupies historic Mill 77, just steps from the Costello Transportation Center and the major Lower Millyard development. 900sf to 7500sf contiguous available to build out, approximately 18,000 total square feet available.

Bright space, 14' ceilings and the charm of 100+ year old beams and brick make this an ideal space for any number of uses: corporate offices, professional services, retail, restaurant and more. Free parking is available in the building's lot as well as a large municipal lot.

#### PROPERTY HIGHLIGHTS

- Class A Office & Retail Space
- Classic Architectural Mill Building Details
- Top Quality Buildout
- Fantastic Location

**FAULKNER & ASSOCIATES**  
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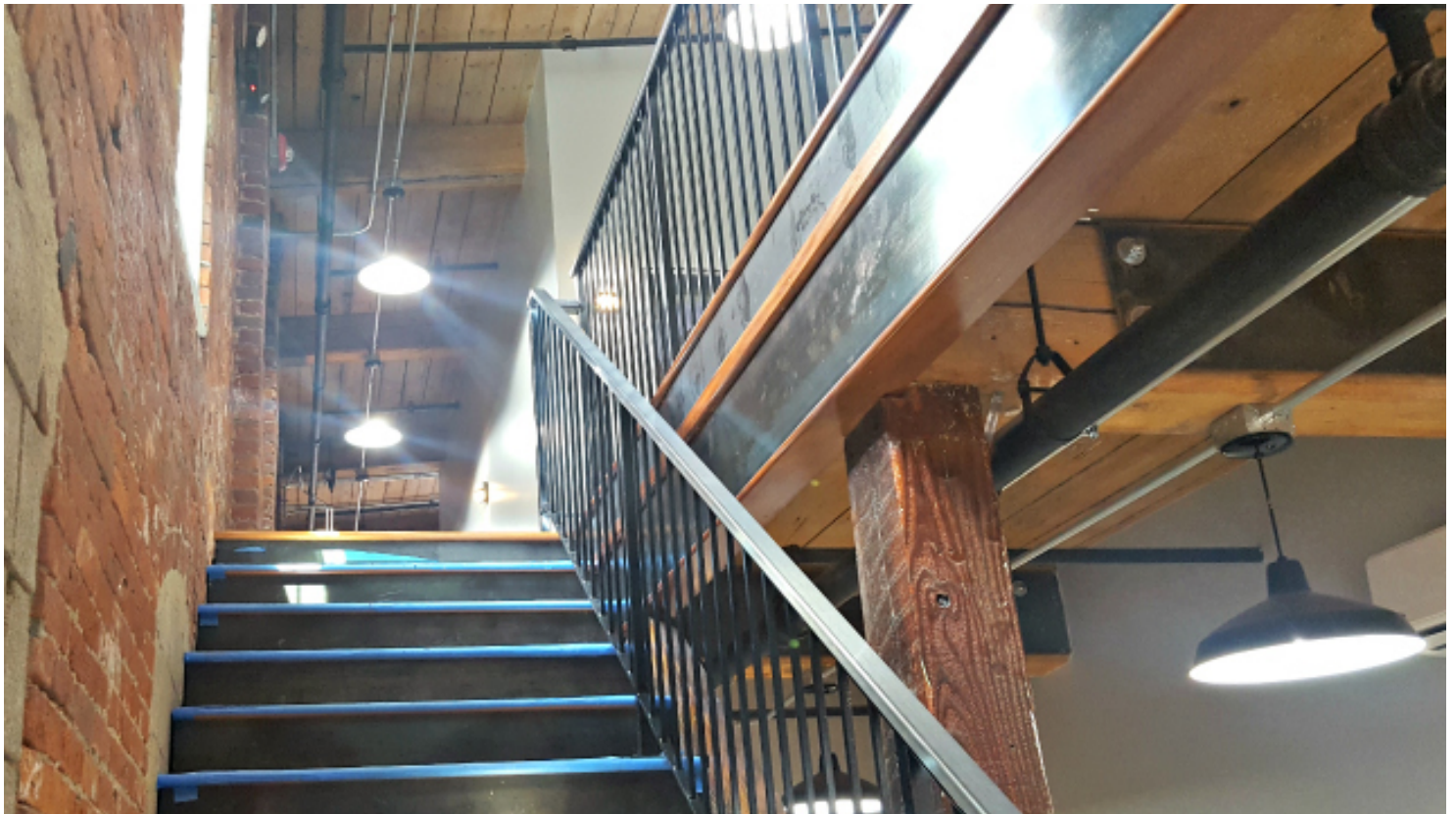
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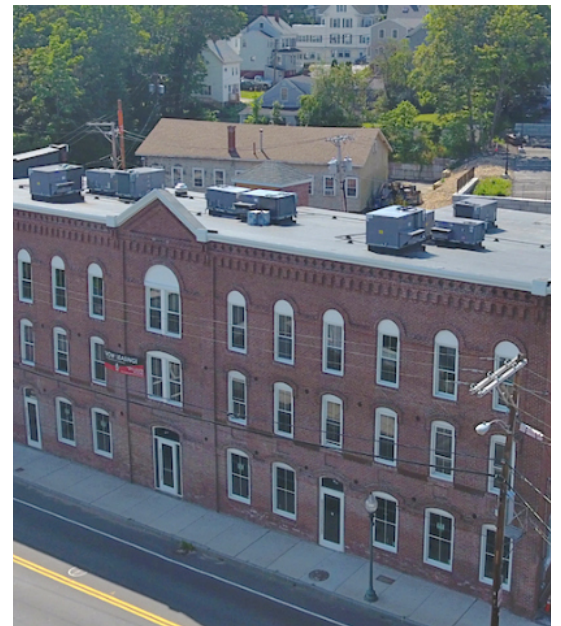
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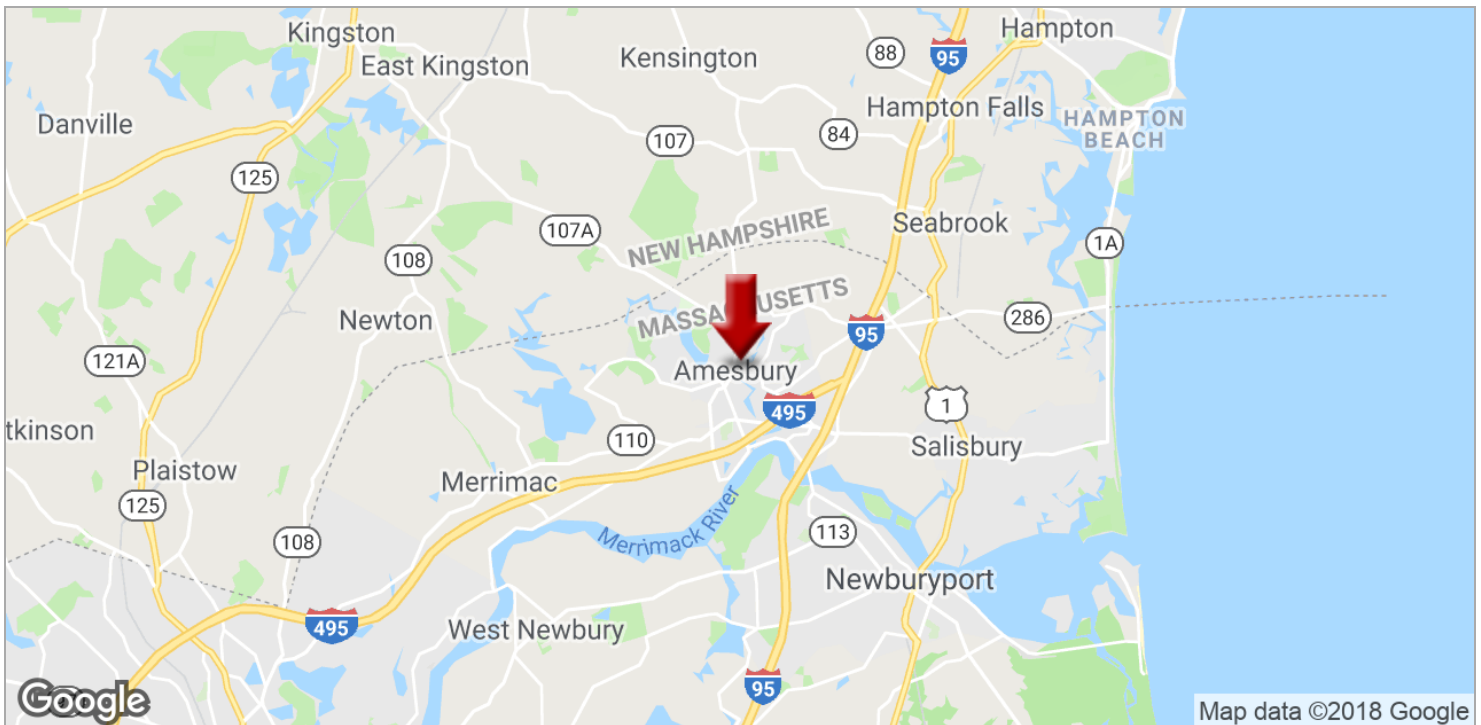
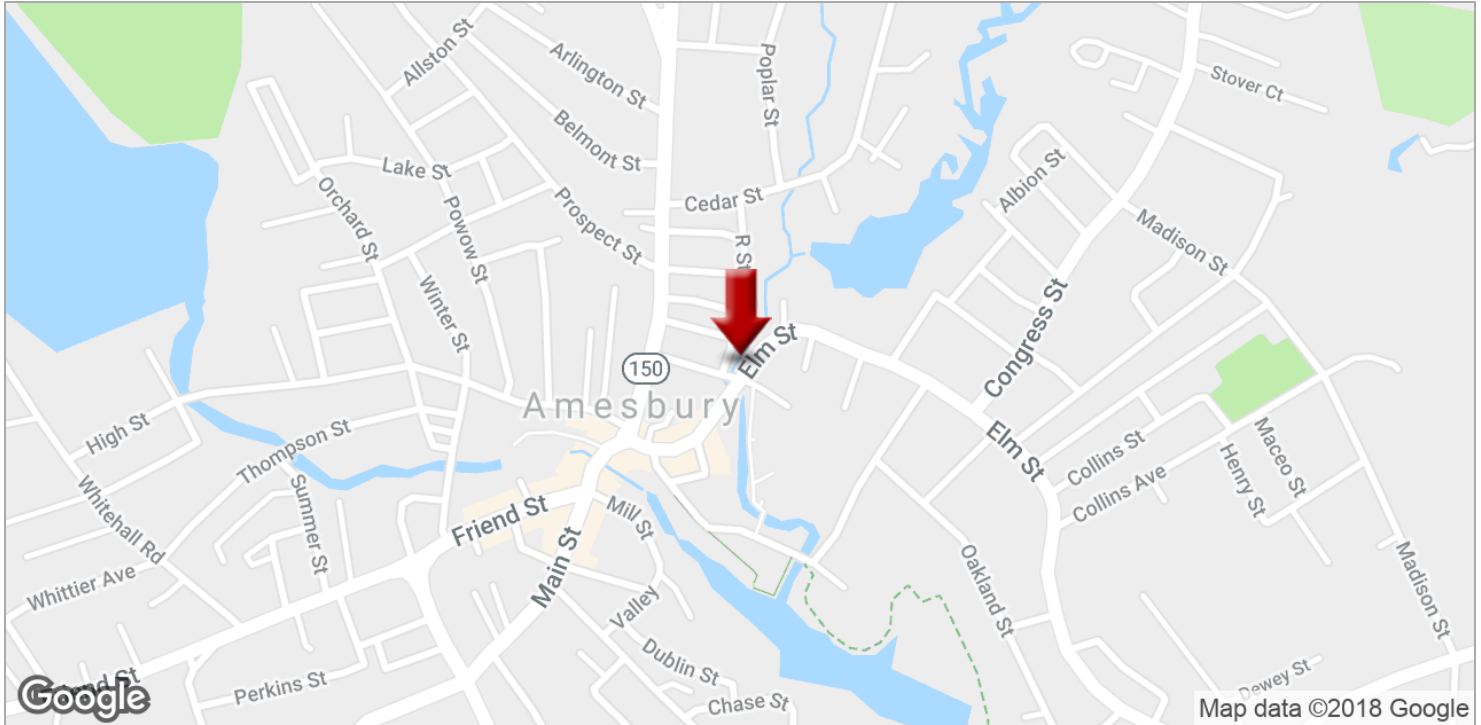
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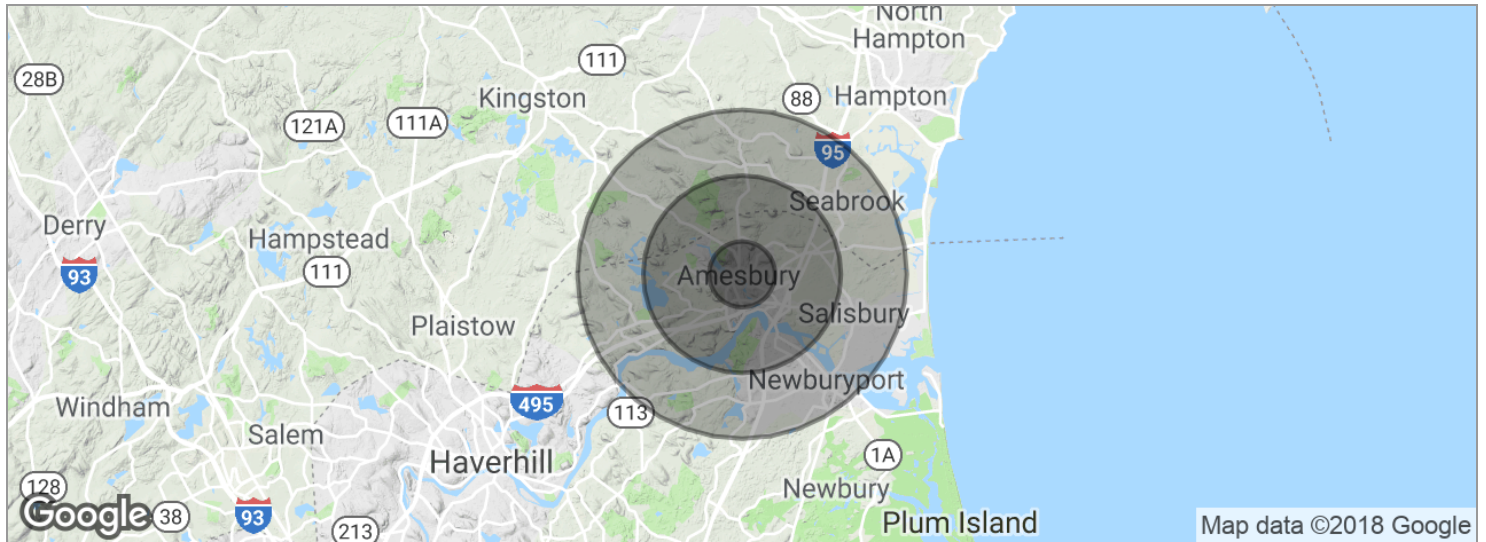
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,051	27,048	55,280
Median age	38.5	39.9	41.8
Median age (male)	36.5	38.2	40.4
Median age (Female)	40.4	41.5	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,091	10,815	22,372
# of persons per HH	2.4	2.5	2.5
Average HH income	\$83,631	\$89,063	\$92,868
Average house value	\$337,160	\$368,665	\$404,221

\* Demographic data derived from 2010 US Census

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LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	900 - 7,500 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
First Floor		Negotiable	NNN	900 - 7,500 SF	Negotiable	Retail, Services or Office
Second Floor		Negotiable	NNN	900 - 7,500 SF	Negotiable	
Third Floor		Negotiable	NNN	900 - 5,000 SF	Negotiable	

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