

## Properties for Lease

1 407-411 Cabot St., Beverly, MA 01915



Space Available	1,000 SF	Property Notes
Rental Rate Yr	Negotiable	
Spaces	1	
Gross Leasable Area	1,000 SF	
Property Sub-type	Strip Center	
Broker Information	Andrew Goldberg Goldberg Properties Management, Inc (978) 922-0800	
Status	Active	

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,000 SF	Negotiable	1,000 SF	1,000 SF	NNN	Now	Newly Renovated Cabot Plaza! 1,000 sf of Retail/Office Space Available. Currently a Vanilla Box to be built-out so your design needs can be accommodated. Landlord has own construction crew to do Tenant Build-out if Desired.	

### Property Description

Recently Renovated Plaza with other Tenants such as Dunkin Donuts. Lots of Visibility and good Pedestrian and Vehicular exposure. Plenty of Parking. Downtown Beverly Location, join the Thriving Downtown Businesses!

2 30 Rantoul Street Unit 1 & 2, Beverly, MA 01915



Space Available 928 - 1,350 SF  
 Rental Rate Yr \$21.78 - 27.16 /SF/Yr  
 Spaces 2  
 Gross Leasable Area 1,350 SF  
 Property Sub-type Neighborhood Center  
 Broker Information Richard Petralia  
 J Barrett & Company  
 (978) 282-1315  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,350 SF	\$21.78 /SF/Yr			Modified Gross	Now	Retail / Office	
Space 1	928 SF	\$27.16 /SF/Yr			Modified Gross	Now	Retail/Office	

**Property Description**

Highly visible corner-lot landmark building strategically situated in Beverly's business district on highly travelled Route 1A, a main thoroughfare between Beverly, Salem and towns and cities beyond. Significantly improve your profit margins in this locale with this prominent circa 1905 brick building, well renowned as Beverly's Firehouse 2. This old firehouse possess tons of character, with a spacious sunlit interior with moveable walls for a complete open concept or keep as office-conference rooms. The property is further enhanced with ample off-street parking, front-lot brick patio and side street parking. Other amenities include two zone central air, gas heat, central vac, ample storage, full bath and a rear exit door for ease of on/off loading. Owners cover taxes, insurance, water-sewer and building maintenance. First month and security required. First floor of 928 square feet without second floor of 422 square feet is offered at \$2, 100/month.

3 131 Rantoul St, Beverly, MA 01915



Space Available 2,933 - 3,540 SF  
 Rental Rate Yr \$18 /SF/Yr  
 Spaces 2  
 Building Size 115,100 SF  
 Property Sub-type Retail (Other)  
 Broker Information Laura Crowell  
 J. Barrett & Company  
 (978) 922-3683 Ext: 21  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 2	3,540 SF	\$18 /SF/Yr	1,500 SF	3,540 SF	NNN	5/1/2017	Tenant may occupy the full 3540 SF or subdivide to create two retail spaces.	
Space 1	2,933 SF	\$18 /SF/Yr	2,933 SF	2,933 SF	NNN	5/1/2017		

**Property Description**

Highly visible retail/restaurant space at Beverly Crossing, the city's newest transit-oriented mixed use development consisting of street retail and 72 luxury apartments. Located steps from the Beverly Depot train station, one of the MBTA's busiest train stops, and the MBTA parking garage. The space can be designed and built to suit and include outdoor seating opportunities. Suitable uses include restaurant, retail, office, banking, medical and fitness.

4 128 Park St, Beverly, MA 01915



Space Available 2,000 SF  
 Rental Rate Yr \$12 /SF/Yr  
 Spaces 1  
 Building Size 16,000 SF  
 Property Sub-type Warehouse  
 Broker Information Brian DApice  
 The Mega Group  
 (978) 762-9771  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,000 SF	\$12 /SF/Yr			NNN	Now		

**Property Description**

The Mega Group has available for immediate occupancy new industrial space featuring 20' ceiling height with 14x14 drive doors and restroom for each unit. The space is about 2,000 square foot with flexibility for more contiguous space in time. No auto repair or auto body uses. Tenant responsible for their own utilities. NNN lease basis, flexible terms.

5 507 Rantoul Street, Beverly, MA 01915



Space Available 740 SF  
 Rental Rate Yr \$17.84 /SF/Yr  
 Spaces 1  
 Gross Leasable Area 740 SF  
 Property Sub-type Neighborhood Center  
 Broker Information Brian DApice  
 The Mega Group  
 (978) 762-9771  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
507	740 SF	\$17.84 /SF/Yr			NNN	Now		

**Property Description**

The Mega Group is pleased to offer, for the first time in nearly 80 years, this nicely situated 740 +/- square foot retail suite situated at the intersection of Rantoul & Cabot Streets. Standard NNN lease terms. The suite is the former Joe's Pizza location who had occupied the premises since about 1938. The property is under new ownership whom is making extraordinary improvements to the property which will be a very attractive new addition to this already rapidly improving downtown.



Space Available 1,896 SF  
 Rental Rate Yr \$15 /SF/Yr  
 Spaces 1  
 Building Size 1,896 SF  
 Property Sub-type Street Retail  
 Broker Information David Hark  
 The Drumlin Group  
 (978) 741-3696  
 Status Active

Property Notes

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,896 SF	\$15 /SF/Yr			NNN	Now		

### Property Description

Highly visible corner retail/commercial space on ground floor of a five story, 40+ unit condominium complex. The space features high quality build-out, an open floor plan, and plenty of natural light. It is handicap accessible, with shared restrooms, and offers 5-6 on-site parking spaces. It is suitable for many uses, including food, retail, office, medical, and fitness.