

## Properties for Lease

1 95 Rantoul St, Beverly, MA 01915



Space Available 1,600 SF  
Rental Rate Yr \$12 - 18 /SF/Yr  
Spaces 1  
Gross Leasable Area 21,675 SF  
Property Sub-type Neighborhood Center  
Broker Information Ted Richard  
  
(978) 922-2700 Ext: 1114  
Status Active  
LoopNet ID 20149656

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20149656>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,600 SF	\$12 - \$18 /SF/Yr	800 SF	1,600 SF	Modified Gross	Now		

### Property Description

First floor retail with Home Rule Beer Wine license. Ideal for Hip Artsy Wine, Craft Beer, Coffee Bar, with light food. Fantastic renovated brick mill building. abuts Art Gallery.



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	
LoopNet ID	20117960	

Listing's Link: <http://www.loopnet.com/lid/20117960>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
3B	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!



Space Available 928 - 1,350 SF  
 Rental Rate Yr \$20.22 - 26.51 /SF/Yr  
 Spaces 2  
 Gross Leasable Area 1,350 SF  
 Property Sub-type Neighborhood Center  
 Broker Information Richard Petralia  
 J Barrett & Company  
 (978) 239-6207  
 Status Active  
 LoopNet ID 20053857

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20053857>

### Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,350 SF	\$20.22 /SF/Yr			Modified Gross		Retail / Office	
Space 1	928 SF	\$26.51 /SF/Yr			Modified Gross		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.

4 131 Rantoul St, Beverly, MA 01915



Space Available 2,880 - 3,507 SF  
 Rental Rate Yr \$18 /SF/Yr  
 Spaces 2  
 Building Size 115,100 SF  
 Property Sub-type Restaurant  
 Broker Information Laura Crowell  
 J. Barrett & Company  
 (978) 922-3683 Ext: 21  
 Status Active  
 LoopNet ID 19999591

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19999591>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit 2 & 3	3,507 SF	\$18 /SF/Yr	1,750 SF	3,507 SF	NNN	5/1/2017	Tenant may occupy the full 3507 SF or subdivide to create two retail spaces.	
Space 1	2,880 SF	\$18 /SF/Yr	2,880 SF	2,880 SF	NNN	5/1/2017		

Property Description

Full liquor license available! Highly visible restaurant space available 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. Host private events on the building's roof deck! Only 1 space left, consisting of 2,880 SF. Anticipated completion date June 15, 2017.

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  
 LoopNet ID 19945311

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19945311>

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.

