

**CP**  
**COMBINED PROPERTIES**

*Since 1935*



*Combined Properties*

CREATING BETTER PLACES TO LIVE AND WORK®



# Capabilities

Combined Properties offers full-spectrum capabilities to meet our customers' individual needs. With in-house experts in planning, permitting, development, architecture, financing, construction, leasing, and property management, our professionals work as a team to provide complete real estate solutions.

With our customer-first, one-stop-shop philosophy, Combined Properties's experts seamlessly navigate our clients through each step of the tenant experience. For our new clients, we help find an ideal space according to their specific needs, design any necessary updates or enhancements, obtain financing quickly and effectively to execute those updates, and successfully manage the construction to make the vision a reality. All that's left is handing over the key! For those tenants already with us, we maintain close, personal relationships to make certain that we understand their businesses. We work on-one-on with our customers to facilitate tenant improvements so that we may accommodate their current, evolving, or future business needs.

- *Investments & Acquisitions*
- *Development*
- *Financing*
- *Permitting & Approvals*
- *Environmental Management*
- *Architecture*
- *Construction*
- *Leasing & Marketing*
- *Property Management*

## Investments & Acquisitions

Combined Properties has acquired, developed, and managed over 2.6 million square feet in Chelsea, Gloucester, Lynn, Lynnfield, Malden, Medford, and Peabody, Massachusetts. We pursue multiple investment class categories – from value-added to opportunistic – across office, industrial, R&D, retail, medical, multi-family residential, and mixed-use assets.

Our investment strategy relies on a sense of the possible and a vision for the long-term. Before making an investment, we dually consider an asset's current conditions and its future potential. Our flexible, long-term approach to investing allows us to capitalize on redevelopment, conversion, and mixed-use opportunities that others might overlook.

Combined Properties responsibly invests with our own resources, while relying on our financial strength and decades of experience. We continue to make smart, long-term investments and are drawn to creative, value-added opportunities.

## Development

Combined Properties takes a creative, comprehensive approach to development. Our development team manages all projects in a multi-disciplinary, holistic way, relying on our thorough understanding of engineering, permitting and approvals, environmental issues, architecture, financing, construction, leasing, and property management.

Our development professionals have a vision for the long term, analyzing all possibilities for an asset and actualizing the most feasible option. Whether it is for speculative or built-to-suit development, we construct a comprehensive team to develop properties of the highest quality with aesthetic, functional, and economic appeal.

## Financing

By relying on our internal resources and external relationships, Combined Properties is able to quickly and successfully obtain financing for projects varying in size and complexity. We maintain longstanding relationships with a network of lenders and work closely with them to determine strategic finance solutions. Our professionals have experience working with both public and private sector participants in the capital markets. Our capital structure is conservative and we are able to access sufficient equity as well as debt.

Executing our customer-first approach to business, we help our clients finance tenant improvements. Working directly with our customers and finance professionals, we're able to provide turn-key solutions for our tenants' facility needs.



*More info available at:*  
[www.combinedproperties.com](http://www.combinedproperties.com)



## Permitting & Approvals

Combined Properties' professionals are well versed in permitting laws and regulations. We have decades of hands-on experience successfully acquiring permits and zoning approvals and we understand the intent and letter of laws and regulations at each level of the public process.

Many of our projects require us to work collaboratively with federal, state, and municipal levels of planning and permitting. We maintain relationships with relevant agencies and authorities who oversee the laws and regulations at each level of the public process including state and local/municipal planning, zoning, permitting and licensing authorities, public officials, governmental agencies, and community groups. Our reputation and track record give those agencies confidence that we will meet permitting requirements in a respectful and successful way.



## Construction

Whether a construction project involves major ground-up work or minor facility improvements, Combined Properties successfully provides innovative construction solutions. Our construction management experience ranges from simple to complex and spans each of our property types: office, R&D, industrial, retail, medical, and multi-family residential facilities.

On a project-by-project basis, we determine whether Combined Properties will execute the construction ourselves or whether we'll partner with capable and experienced general contractor or construction manager. Implementing a practical approach to all construction projects, we maintain the highest quality of workmanship, while staying on schedule and budget.

## Environmental Management

Combined Properties has managed a variety of projects in environmentally sensitive areas, developing an environmental expertise that is so pertinent to the development, ownership, and management of commercial real estate. Our professionals have significant experience with Brownfield acquisition, development, and management. Working with properties that were impacted by, or threatened with, environmental pollution from prior uses has familiarized our staff with the complexities associated with environmental issues and regulations.

On a project-by-project basis, we may partner with qualified environmental consultants to perform additional investigation, file review, or other activities that will result in a comprehensive understanding of the environmental conditions associated with a specific property. We know the importance of satisfying environmental requirements and regulatory compliances to ensure that our properties are safe, productive places for people to live and work.



## Leasing & Marketing

With nearly 2.6 million square feet in our extensive commercial real estate portfolio, we have properties well-suited for a full range of business types - Fortune 500 companies, mom-and-pop shops, industry leaders, or start-ups.

We understand the important role that location, convenience, and value play in making a leasing decision and succeeding in the long-term. Our properties have premier locations, in close proximity to major highways and routes. They are conveniently accessible by car and many offer on-site parking and are nearby public transportation. Our customers value their complete access to all of our in-house experts in planning, permitting, development, architecture, financing, construction, leasing, and property management.

## Architecture

Combined Properties has decades of experience in planning, design, and architecture. From the start of a project to its completion, we manage a full-range of design services. We have in-house architectural staff, which enables us to take a responsive approach to projects and maximize control over the results. If a project warrants additional architectural support, we partner with premier architect professionals outside our own company. In either case, we remain committed to the highest quality.

Our professionals have a full range of experience designing buildings from the ground-up and facilitating tenant improvements. We work one-on-one with our clients to understand their business needs and determine facilities solutions that will help them successfully operate their businesses. We effectively blend our knowledge of the development, design, and building process to deliver architectural solutions that are creative, functional, and cost-effective.



## Property Management

Combined Properties' property management team is responsible for the day-to-day care and overall operations of nearly 2 million square feet of first-class office, R&D, industrial, medical, retail, and multi-family residential buildings. We have a full-time, fully-trained maintenance staff with extensive knowledge of building mechanical systems available to address any property issues or concerns.

Our decades of experience, customer-first approach to business, and outstanding property management staff allow us to provide our tenants with unmatched service and personalized attention.



# Executives



**John Pereira,**  
*President*

John Pereira joined Combined Properties in 1987 as senior vice president and general counsel. He was appointed executive vice president in 1989 and president in 1991. In 1996, John acquired the firm and is the sole stockholder.

Committed to our communities, John is actively involved with several local organizations. He is a member of the Board of Directors at Brookline Bancorp, a member of the development committee at Mystic Valley Elder Services and is a longtime board member at Triangle, Inc.. A registered real estate broker, John is also a member of the Greater Boston Real Estate Board, Massachusetts Bar Association, National Association of Office and Industrial Properties, Real Estate Finance Association, Chelsea Boys and Girls Club Breakfast Club, and the Chelsea, Malden, Medford, and North Shore Chambers of Commerce.

Prior to joining Combined Properties, John was a partner at the law firm of Sherin and Lodgen. He has been admitted to the U.S. Supreme Court, Massachusetts Supreme Judicial Court, U.S. Federal District Court, and U.S. Federal Court of Appeals.

**Bachelors of Science in Civil Engineering,**  
University of Massachusetts at Dartmouth  
**Juris Doctorate,** Boston College Law School



**Patricia P. Morrow,**  
*Senior Vice President, Finance  
and Administration*

Patricia Morrow, senior vice president of finance and administration, joined Combined Properties in 1988. She has over twenty-five years of experience in the implementation, management, and supervision of accounting and finance departments in the real estate industry. She has expertise in providing accounting controls to start-up businesses and maintaining sophisticated management information systems. Overseeing a staff of five, Patricia is responsible for preparing annual budgets, including capital expenditure budgets and performing quarterly comparisons of budgeted vs. actual expenses.

An avid runner, Patricia is active with community groups on behalf of Combined Properties, including the Malden YMCA, the Rotary Club, and the Malden Chamber of Commerce. She is a former president of the Malden Chamber of Commerce and the Malden Rotary and is currently the treasurer for the Malden YMCA.

**Bachelor of Science in Business Administration,** Thomas College  
**Bachelor of Science in Accounting,** Salem State University



**Christopher N. Maietta,**  
*Senior Vice President,  
Business Development*

Chris Maietta joined Combined Properties in 1992. Chris is experienced in acquisition, development, financing, construction, marketing, and management of commercial, industrial, retail, and residential property. Recent developments include: 160 Pleasant St., \$45 million smart-growth, transit-oriented apartment community, 204 units and 225-space underground parking structure; 125 Mountain Ave., \$15 million, 76,000 SF YMCA. Chris was previously with Perini Land and Development Co., Cummings Properties, Data General, and Arthur D. Little. Chris is the director of NAIOP Massachusetts, the Commercial Real Estate Development Association, and a past-president and board chairman.

Actively involved in the community, Chris is founder and chairman of Wayland-Weston Rowing Association, Inc., a 501(c)(3) educational organization operating an interscholastic crew program for high school girls and boys. Since its establishment in 2000, the team has medaled at state, regional, and national championships, and has built a boathouse. He is founder and a board member of Friends of Cochituate State Park, Inc. and a board member of Foundation for Rowing Education and Friends of Milton Crew, Inc. Chris has received a Mass. Recreation and Parks Association's Special Citation Award for contributions to youth development, public parks and recreation; was named a Mass. State Lottery Friend of the Fairway, which recognizes a citizen from each of the state's municipalities for contributions to community through sport; and initiated establishment of interscholastic crew programs at other high schools including Mystic Valley Regional Charter School and Westford Academy.

**Bachelors of Science in Public Communications,** Boston University  
**Masters of Business Administration,** Harvard Graduate School of Business Administration



Visit us online at [www.combinedproperties.com](http://www.combinedproperties.com)  
to contact any member of our team or to learn more!



# Executives



**Greg Regazzini,**  
*Vice President and Director,  
Leasing*

Greg Regazzini, vice president and director of leasing, joined Combined Properties in 2004. Greg is a member of the Massachusetts Bar, is a registered real estate broker and a member of the North Shore Chamber of Commerce. At Combined Properties he oversees the negotiation and leasing of a diverse portfolio of flex, industrial, office, R&D, and retail space and maintains existing client relationships. With assets under care totaling 34 properties and over 1.6 million square feet, Greg also performs market analysis relative to evaluating the company's portfolio and is responsible for creating and implementing related marketing programs.

Greg has over twenty years of progressive real estate experience in the Greater Metropolitan Boston area as a real estate broker and attorney representing institutions, corporations, real estate trusts, and individuals. Living in his home town of Reading with his wife and two small children, Greg volunteers for youth focused programs in town.

**Bachelor of Arts in Economics,** Boston College  
**Juris Doctorate,** New England School of Law



**Brian G. Cafferty,**  
*Vice President  
of Legal Affairs*

Brian G. Cafferty returned to Combined Properties in July 2015, as Vice President of Legal Affairs.

Brian is a member of the Massachusetts Bar and has been admitted to the U.S. District Court for the District of Massachusetts. Brian is an experienced real estate attorney with over 18 years of experience in all aspects of commercial real estate law, including acquisitions, leasing, financing, zoning and development, brownfields, and litigation.

Brian earned a Bachelor of Arts degree from the College of the Holy Cross, a Master of Arts from the University of Virginia, and a Juris Doctorate from Boston College Law School. Brian is a member and a former director of the Holy Cross Lawyers Association and is currently a volunteer for the North Shore Youth Rugby Football Club, where he serves as club secretary and club representative to the Massachusetts Youth Rugby Organization. Brian lives in Beverly with his wife and four children.



**Paul Martin,**  
*Vice President and Director,  
Property Management*

Paul began his career with Combined Properties in 2008 as director of residential real estate, was promoted to vice president of residential real estate in 2012, and is now vice president and director of property management. Paul has been managing residential real estate throughout the greater Boston area since 1989 while also overseeing construction and renovation projects. Paul oversees all aspects of property management including all our residential and commercial properties. He manages day to day operations ensuring quality and best practices are met in the delivery of management services and also oversees construction of improvements for new and existing tenants.

While obtaining his bachelor of arts degree at St. Francis Xavier University, Paul also played varsity football. In addition to being a CPM®, he is also a licensed Construction Supervisor in Massachusetts. Paul and his wife have a young family with a daughter and two sons and are active in youth sports programs in his native Quincy.

**Bachelor of Arts,** St. Francis Xavier University  
**Certified Property Manager (CPM®),** Institute of Real Estate Management (IREM)



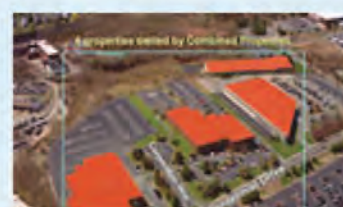
## Community Involvement

Corporate giving and volunteerism are a core part of our Combined Properties culture.

} Visit us online at  
[www.combinedproperties.com](http://www.combinedproperties.com)  
to learn more



# Portfolio



## Peabody

### ***1 Corporation Way, Centennial Park, Peabody***

Total Building Size: 90,558 SF  
Office, R&D, Medical

### ***2 Corporation Way, Centennial Drive, Peabody***

Total Building Size: 94,061 SF  
Office, R&D, Medical

### ***2 Technology Drive, Centennial Park, Peabody***

Total Building Size: 60,000 SF  
R&D, Warehouse, Distribution, Manufacturing

### ***4 Technology Drive, Centennial Park, Peabody***

Total Building Size: 84,300 SF  
Office, R&D

### ***17 Centennial Drive, Centennial Park, Peabody***

Total Building Size: 47,994 SF  
Medical Office

### ***0 Technology Drive, Centennial Park, Peabody***

Property Size: 84,300 SF  
Build-to-Suit

### ***3 Corporation Way, Centennial Park, Peabody***

Proposed Building Size: 40,000 - 60,000 SF  
Build-to-Suit

## Chelsea



### ***172-176 Williams Street, Chelsea***

Total Building Size: 46,335 SF  
Industrial



### ***191-206 Williams Street, Chelsea***

Total Building Size: 204,587 SF  
Industrial

## Malden



### ***195 Canal Street, Malden***

Total Building Size: 76,000 SF  
Medical



### ***153-159 Centre Street, Malden***

Total Building Size: 9,927 SF  
Retail



### ***167 Centre Street, Malden Center***

Total Building Size: 9,552 SF  
Retail



### ***203-209 Centre Street, AKA 321-329 Main St., Malden***

Total Building Size: 15,725 SF  
Retail, Office



### ***219-229 Centre Street, Malden***

Total Building Size: 19,949 SF  
Retail, Office



## Malden



### ***300 Commercial Street, Malden***

Total Building Size: 89,361 SF  
Office



### ***326 Commercial Street, Malden***

Total Building Size: 26,476 SF  
Wholesale, Freight Forwarding, Distribution Facility



### ***32-54 Ferry Street, Malden***

Total Building Size: 69,090 SF / Under Development  
Retail



### ***14-20 Irving Street, Malden***

Total Building Size: 10,506 SF  
Retail



### ***375-381 Main Street, Malden***

Total Building Size: 15,006 SF  
Retail, Office



### ***145 Exchange Street, Malden***

Total Building Size: 318,000 SF  
Retail



### ***18 Jackson Street, Malden***

Under Development



### ***89 Commercial Street, Malden***

Total Building Size: 5,298 SF  
Retail



### ***378 Commercial Street, Malden***

Total Building Size: 114,920 SF  
Warehouse, Manufacturing Space



### ***171 Medford Street, Malden***

Total Building Size: 49,200 SF  
Industrial, Flex, Office



### ***270-280 Medford Street, Malden***

Total Building Size: 8,464 SF  
Retail, Office, Medical

## Medford



### ***206-210 Mystic Avenue, Medford***

Total Building Size: 14,628 SF  
Flex/Retail/Wholesale



### ***278 Mystic Avenue, Medford***

Total Building Size: 21,776 SF  
Office, Retail



### ***282 Mystic Avenue, Medford***

Total Building Size: 18,967 SF  
Retail



## Medford



### *312-326 Mystic Avenue, Medford*

Total Building Size: 41,703 SF

Flex/Retail

## Gloucester



### *19-21 Harbor Loop, Gloucester*

Total Building Size: 3,981

Office, Retail, Boat Dockage

## Lynnfield



### *66 Broadway, Lynnfield*

Total Building Size: 82,535 SF

Office, Warehouse



### *70 Broadway, Lynnfield*

Total Building Size: 102,400 SF

Flex

## Lynn



### *76 Marine Boulevard, Lynn*

Total Building Size: 7,752 SF

Industrial, Flex, Office



### *78 Marine Boulevard, Lynn*

Total Building Size: 14,629 SF

Food Processing, Distribution



### *Riley Way and Riley Land, Lynn*

Total Property Sizes: 26,572 SF, 1.093 Acres and 2.99 Acres

Land, Outside Storage, Parking, Cold Storage



### *420 The Lynnway / Route 1A, Lynn*

Total Building Size: 48,000 SF

Manufacturing, Warehouse, Distribution, Food Processing, Retail



### *440 The Lynnway / Route 1A, Lynn*

Total Building Size: 4,874 SF

R&D, Manufacturing, Retail



# Featured Projects



## 195 Canal Street, Malden

When Combined Properties purchased 195 Canal Street in Malden, the site adjacent to the Malden River was in poor shape, both aesthetically and environmentally. Previously a chemical plant, the old factory site had been contaminated from prior uses and required extensive environmental clean-up.

Combined Properties executed a complete transformation of the once-vacant 4.5 acre Brownfield industrial site into an attractive modern office campus that today houses Cambridge Health Alliance's (CHA) Malden Family Medicine Center. The medical center is a state-of-the-art primary care facility. Affiliated with Tufts University School of Medicine, more than 30 doctors work onsite and see patients of all ages. The new center was designed as a model practice to use the latest technology to benefit patients.

Combined Properties's investment in 195 Canal Street is reflected in the city's assessment of the property's value, rising from about \$2 million prior to redevelopment to almost \$10 million today.



*Before*



# Featured Projects

## The Malden YMCA



The Malden YMCA is a valuable resource for so many community members. Having served the public for over 100 years at its previous location, the fifth oldest YMCA facility in the country, the Malden YMCA was in need of a new home. With plans to alleviate crowding and allow for continued program development and expansion, work began on a new YMCA facility in 2003.

Throughout the project, Combined Properties donated significant funds and services. The firm served as a development partner, aiding in the fundraising, design, and construction of the new facility. President John Pereira was proud to serve as chairman of both the capital campaign and the building committee, and was chairman of the YMCA's board for five years.

In 2005, the reborn YMCA opened at its new location, 99 Dartmouth Street in Malden. The new facility is 76,000 SF, nearly twice the size of the previous building. Since opening in its new location, membership has increased by 900 percent. Malden's YMCA features a 6-lane lap pool, 3-lane shallow therapy pool, teen center, child care centers, a full size gymnasium, indoor running track, fitness center, cardio center, senior fitness center, indoor handball courts, and a rich variety of community programs.



} *Before*



# Featured Projects



## 160 Pleasant St.

Combined Properties completed its first residential, smart-growth development project, 160 Pleasant Street Apartments, in 2006. This transit-oriented, multi-family luxury apartment community has 206 units, a 225 car garage, and is 318,000 square feet. Today, it's over 95 percent occupied.

Some of the goals for 160 Pleasant Street included bolstering the revitalization of Malden Center, bringing new residents to the community to support local businesses and restaurants; appealing to transit-oriented residents seeking the convenience of nearby public transportation, as the building is just steps from the Malden Center stop on the Orange Line; and providing a sophisticated living choice for young professionals in Greater Boston.

Today, these goals have been realized. This smart-growth, multi-family residential development project has proven beneficial for Malden, significantly increasing tax revenues for the city. It's also been a success for the 160 Pleasant Street residents, who love their home.

Residents enjoy a sense of community enhanced by events like catered and potluck parties, movie nights, yoga and cooking classes, breakfasts, and outings. They have complete access to online resources including a dedicated resident website, monthly community newsletter, and blog. Additionally, residents enjoy amenities including a private fitness center, media room, lobby with fireplace, dining room with catering kitchen, indoor garage parking, 24-hour business center, building-wide WI-FI, and a sun deck with beautiful views of the Boston skyline.



*Before*



# On the Drawing Board



## 100-150 Exchange Street

Welcome to the Exchange Street Apartments, a transit-oriented, smart growth development coming to Malden, Massachusetts in Spring 2016. Designed to mirror the successes of the residential community at 160 Pleasant Street in Malden, the Exchange Street Apartments will bring another luxury living option to Malden Center.

The community will offer 210 residences – a mix of studio, one and two bedroom suites – along with 1,610 SF of retail.

Perfectly suited for the active and on-the-go resident, Exchange Street is just steps from the MBTA's Orange Line and ten minutes to downtown Boston. Think Faneuil Hall, Fenway Park, Newbury Street, the Boston Common... are you dropping your "R's" yet?

While the proximity to Boston is ideal, you don't need to head into the big city for big fun. Take in the local scene at one of Malden's many restaurants or shops, just outside your front door. Jump onto your bike and head over to the nearby and always expanding Northern Strand Community Trail or into your car (or a discounted-rate zip car) to easily access Interstate 93. And you're off!

Even for those who are often on-the-move in town or downtown, there will always be a need for down time at home. When you settle in and slow down, you'll enjoy the most contemporary amenities inside your apartment: stainless steel kitchen appliances, energy efficient washer and dryers, stylish fixtures and lighting, roomy closets, and expansive windows with Boston's skyline twinkling a few miles away. Work up a sweat at the state-of-art fitness center, put your feet up in the courtyard, or Skype with friends in the media room. With all the newest amenities right at home, you may never want to leave.

*Scheduled for Completion Spring 2016*





## On the Drawing Board



### Retail: 76 Centre Street, Malden

The Exchange Street Apartments feature 1,951 sf of retail space on the corner of Centre and Jackson Streets, perfectly suited for a chic coffee or sandwich shop.

Residents and passersby alike can enjoy a relaxing meal with friends, pop open their laptop for a quick business meeting or grab their cup of joe and go!



*Spacious Courtyard*

## Amenities



*Common Area*



*Fitness Center*

The Exchange Street Apartments will be rich with amenities including: a spacious courtyard, a state of the art fitness center, common media and dining rooms, a 24-hour business center, free wi-fi, views of the Boston skyline, garage parking, and a community atmosphere with organized events & parties.



# Decades of Knowledge & Understanding



## Lynn Marine Industrial Park

Zoning properties within the DPA of Lynn are limited to the acceptable uses of a DPA. Pursuant to 301 CMR 25.00, the acceptable uses are as follows: "promotion of commercial fishing, shipping, and other vessel related activities associated with waterborne commerce, and of manufacturing, processing, and production activities reliant upon marine transportation or the withdrawal of or discharge of large volumes of water."

Additionally, pursuant to 310 CMR 9.00, the following DPA uses are prohibited: (1) transient group quarters such as hotels/motels, and hospitals, (2) recreational boating facilities, (3) amusement parks and major entertainment or sports complexes, and (4) new buildings devoted predominantly to office use. The Mass Electric properties within the DPA are subject to policy and regulations that encourage water dependent industrial use and prohibit other uses except for some supporting uses such as public access to the DPA and particular industrial, commercial and transportation activities that do not greatly interfere with ability of the DPA to accommodate water dependent industrial uses.

## Example:

Lynn Marine Industrial Pk  
Lynn, MA 01905 - Saugus/Lynn Ind Submarket  
7,752 SF Available For Lease With Avg Rent Of \$7.00/Sf/Yr  
7,752 SF Class C Flex Building Built In 1990

### Building

Type	2 Star Flex		
Park	Lynn Marine Industrial Pk		
RBA	7,752 SF	Year Built	1990
Stories	2	Tenancy	Multi
Typical Floor	4,221 SF	Owner Occup	No
Class	C	Elevators	None
Construction	Steel		
Building Ht	35'		
Property Mix	Office 5,019 SF 64.7%		
Parking	8 free Surface Spaces are available; Ratio of 1.03/1,000 SF		
Taxes	\$2.55/SF (2015)		
Walk Score®	Car-Dependent (44)		
Transit Score®	Some Transit (39)		

### Land

Land Acres	0.69 AC	Land SF	30,000 SF
Bldg FAR	0.26		
Zoning	DPA		
Parcel	LYNN-000050-000752-000067		

### Public Transportation

Commuter Rail	Drive	Walk	Distance
Lynn Commuter Rail (Newburyport/Rockport...)	4 min	19 min	0.9 mi
River Works Commuter Rail...	5 min		1.3 mi

### Airport

	Drive	Walk	Distance
General Edward Lawrence Logan...	21 min		8.6 mi

### Location

Zip	01905
Submarket	Saugus/Lynn Ind
Submarket Cluster	Route 128 North Ind
Market	Boston
County	Essex
State	Massachusetts
CBSA	Boston-Cambridge-Quincy, MA-NH
DMA	Boston, MA-NH-VT
Map (Page)	Universal Atlas 367

### For Lease

Smallest Space	3,645 SF	Office Avail	7,752 SF
Max Contiguous	7,752 SF		
# of Spaces	2		
Vacant	7,752 SF		
% Leased	0%		
Asking Rent	\$7.00/SF Triple Net		
CAM	None		

### Space

Floor	SF Available	Use	Rent
E 1st	3,645 SF	Office	\$7.00/NNN
E 2nd	4,107 SF	Office	\$7.00/NNN

### Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Apr 2007	7,752 SF	Office	\$8.00/NNN	Asking
Oct 2005	3,645 SF	Office	\$6.75/NNN	Asking
Feb 2000	7,752 SF	Office	\$4.50/NNN	Asking

### Market Conditions

Vacancy Rates	Current	YOY Change
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	2.5%	↓ 5.0%
Market Overall	10.9%	↔ 0.0%

### Asking Rents Per SF

	Current	YOY Change
Current Building	\$7.00	↔ 0.0%
Submarket 1-3 Star	\$8.21	↑ 13.6%
Market Overall	\$9.80	↑ 3.2%

### Submarket Leasing Activity

	Current	YOY Change
12 Mo. Leased SF	37,906	↓ 11.9%
Months on Market	50.6	↑ 40.3 mo

### Property Contacts

True Owner	Lightower Fiber Networks
Recorded Owner	National Grid USA Service Company, Inc.
Owner Type	Corporate/User
Property Manager	Combined Properties, Inc.
Primary Leasing	Combined Properties, Inc.

### Documents

Property	
Marketing Brochure/Flyer	

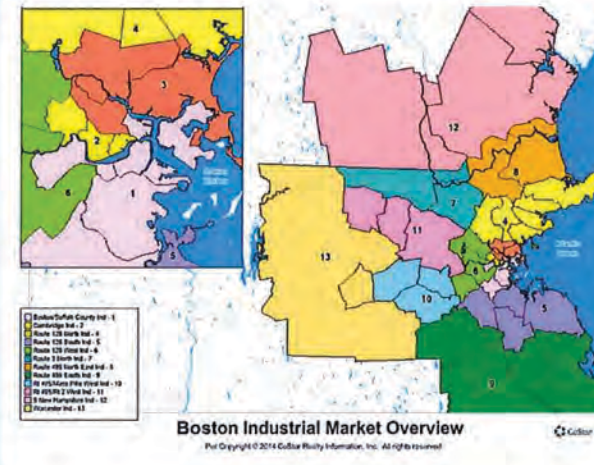
### Assessment

2015 Assessment		
Improvements	\$339,100	\$40.17/SF
Land	\$249,200	\$8.31/SF
Total Value	\$588,300	\$19.61/SF

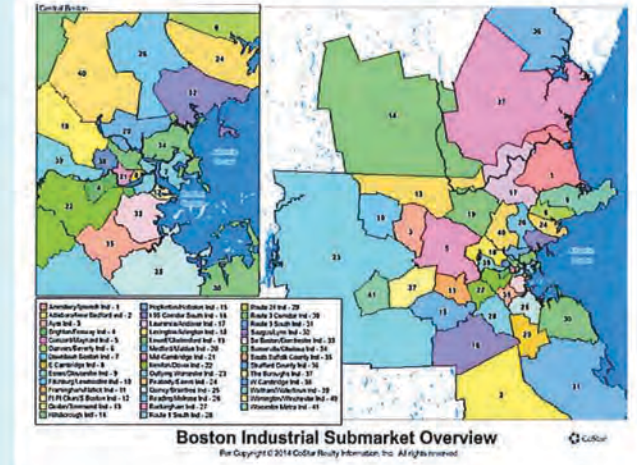


# Decades of Knowledge & Understanding

## Environmental



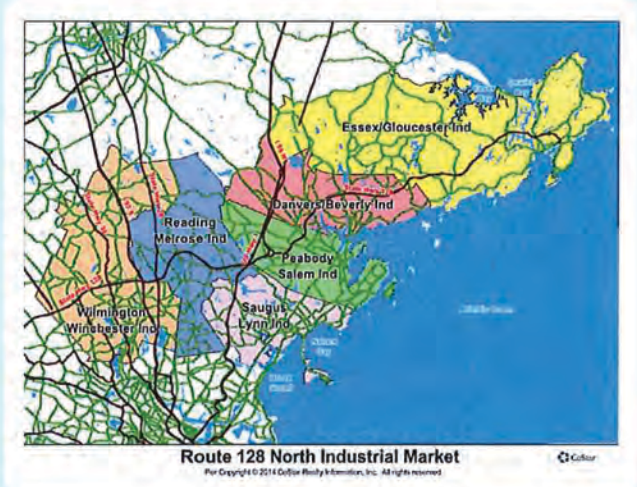
Boston Industrial Market Overview Map



Boston Industrial Submarket Overview Map



Saugus/Lynn Industrial Submarket Map



Route 28 North Industrial Market Map

## Analytics & Research

### Demographics

	1 Mi	3 Mi
Population	22,000	116,219
Households	9,073	44,113
Average Age	37.40	38.20
Median HH Income	\$26,297	\$49,708
Daytime Employees	13,213	34,226
Population Growth '15-'20	↑ 3.3%	↑ 3.2%
Household Growth '15-'20	↑ 3.7%	↑ 3.4%

### Traffic

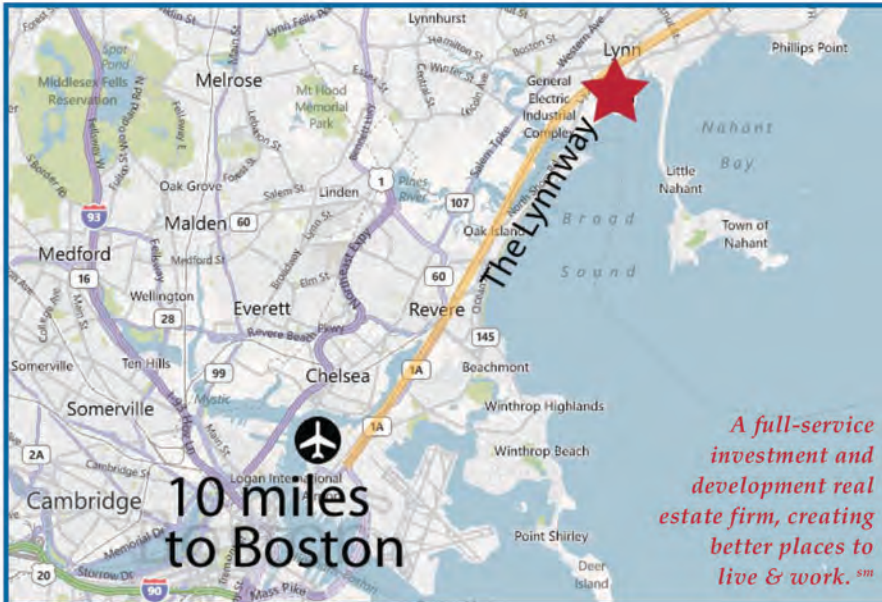
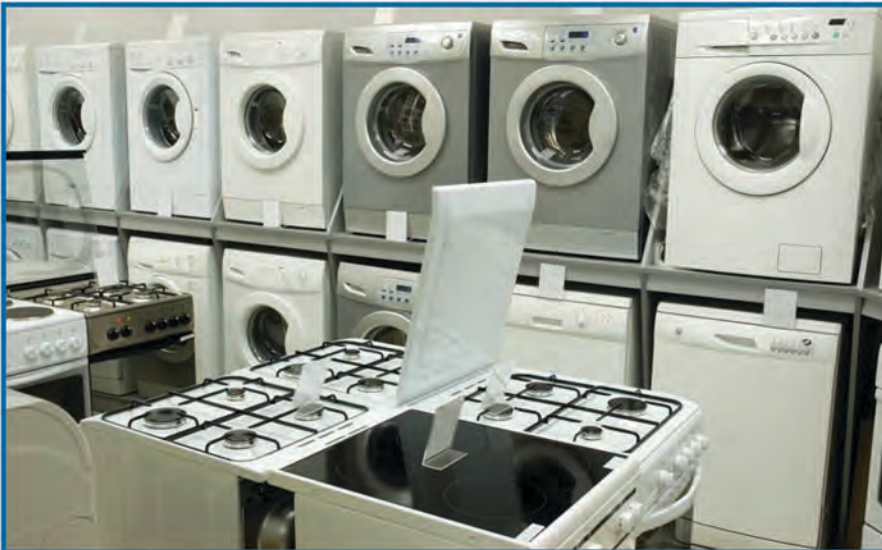
Collection Street	Cross Street	Traffic Vol	Year	Distance
Broad St	Market St	41,800	2009	0.56 mi
General Edward...	Lynnway	38,679	2014	1.01 mi
Lewis St	Kenwood Ter	17,807	2014	1.32 mi
Western Ave	Salem Tpke	21,069	2014	1.41 mi
Ballard St	Salem Tpke	9,942	2014	1.61 mi

Made with TrafficMetrix® Products



# Retail: 420 Lynnway/Route 1A, Lynn

Mock-up showing possibilities for this location



*A full-service investment and development real estate firm, creating better places to live & work. <sup>SM</sup>*

## Demographics

- Population (2010): 29,829 in 1 mile; 117,388 in 3 miles; 248,206 in 5 miles
- Average household income (2010): \$45,422 in 1 mile; \$69,985 in 3 miles; \$75,754 in 5 miles
- Households (2010): 11,229 in 1 mile; 44,734 in 3 miles; 96,161 in 5 miles
- Average daily car count is 43,000 on Route 1A

## Specifications

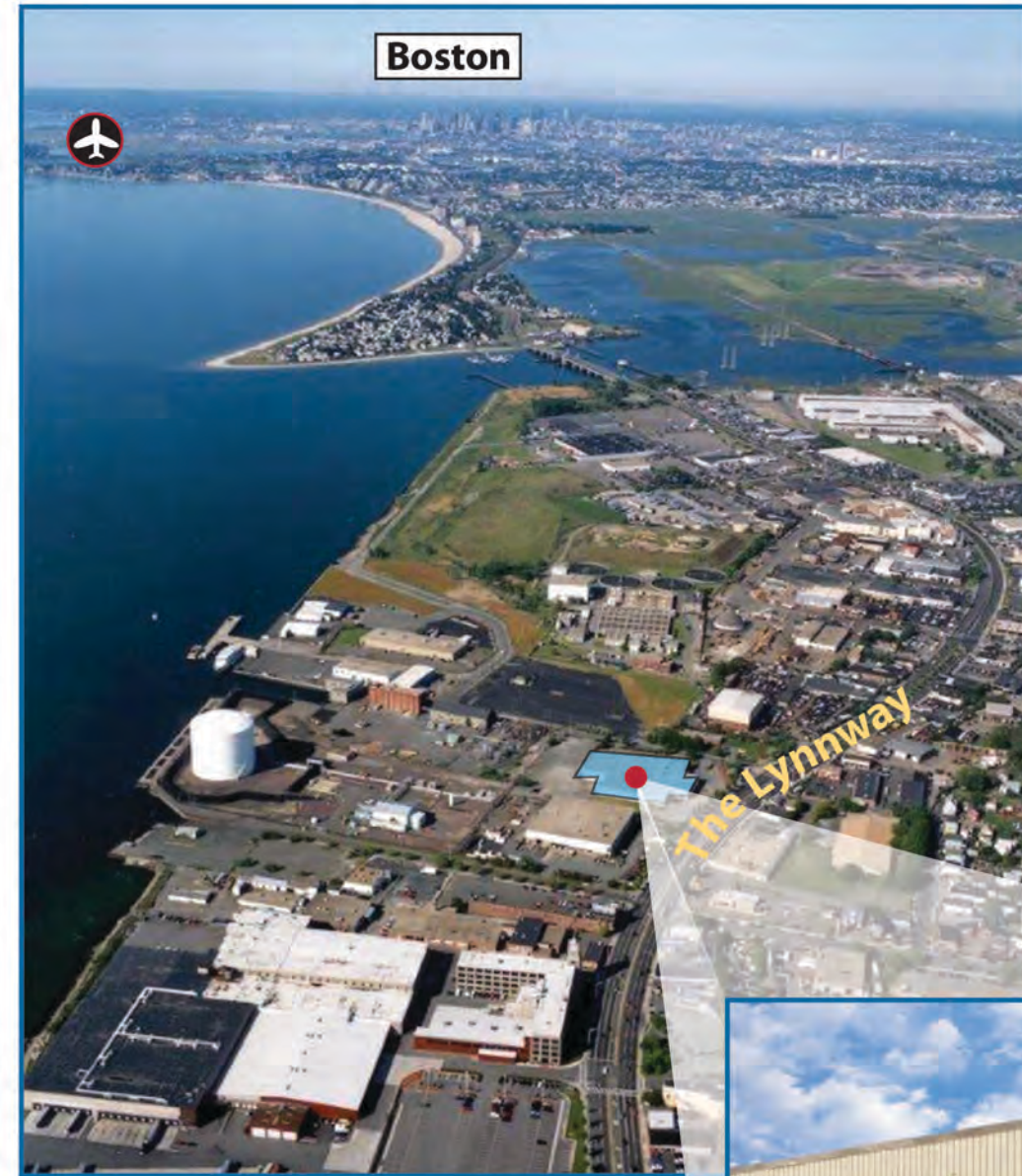
- Address:** 420 Lynnway  
Lynn MA, 01905
- Available:** 48,000 SF total  
includes 6,050 SF office  
41,950 SF high bay
- Loading:** 7 tailboard at 10'h x 8'w  
5 drive-in: 2 at 14'h x 14'w  
3 at 10'h x 10'w
- Clear Height:** 20'
- Exterior:** Architectural block & steel panel
- Roof:** Rubber ballast
- Construction:** Block & steel
- HVAC:** Gas heaters
- Lighting:** Fluorescent & Sodium Vapor
- Fire Prevent.:** Wet Sprinkler system
- Electricity:** National Grid  
2500 amps, 3 phase
- Natural Gas:** National Grid
- Water/Sewer:** City of Lynn
- Zoning:** Heavy Industrial

## Contact

Greg Regazzini, VP, Director of Leasing  
gregazzini@combinedproperties.com  
ph: 781.321.7800, ext. 318  
www.combinedproperties.com

**CP**  
**COMBINED PROPERTIES**

Since 1935



LOCATION  
CONVENIENCE  
VALUE



## NOW AVAILABLE

**Available: 48,000 SF**

Includes 6,050 SF office on 2 levels  
Land area: 4.15 acres

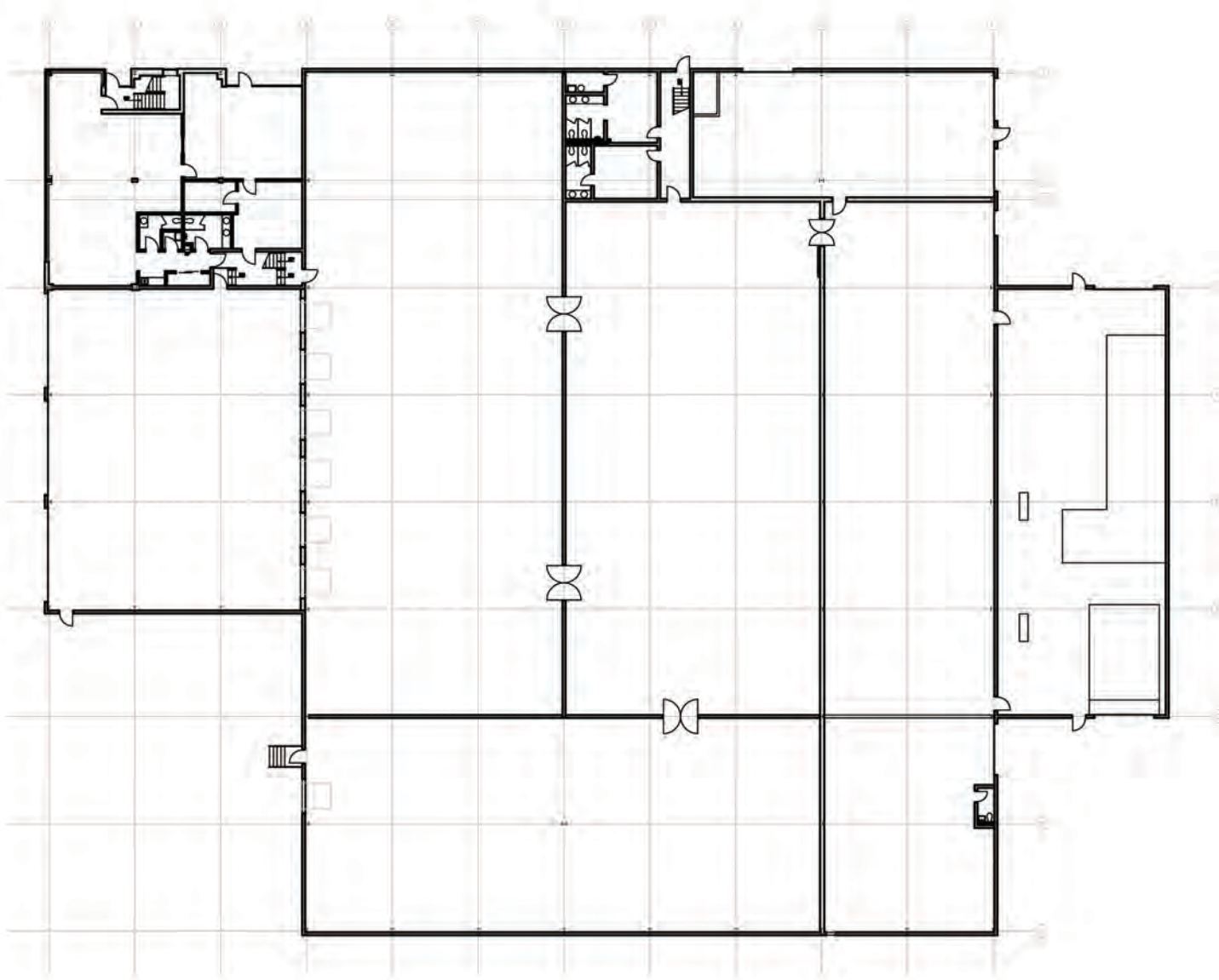
**Description:** Excellent retail, manufacturing, food processing, distribution, warehouse opportunity. Large high-bay areas. Extensive surface parking. 7 loading docks, multiple drive-in bays. Ample power capacity. A big box retailer would be well suited to join many nearby national retailers.

**Location:** Located at a signalized corner on Route 1A/The Lynnway. A 3-block walk to the MBTA Lynn Station commuter rail and bus service with direct routes to North Station and downtown Boston. Fifteen minute drive to Logan International Airport. One block to the scenic Lynn Harbor. Area has been designated as part of the Lynn Waterfront Redevelopment.

**Neighbors:** Walmart | Shaw's Supermarket | Boston Wholesale Lobster Corp. | Old Neighborhood Foods | Tello's | Price Rite | Kelly Honda | Pride Chevrolet | Radio Shack | Midas | Enterprise Rent-a-Car | Pet Express | Northshore Auto Mall | Lynn Lumber



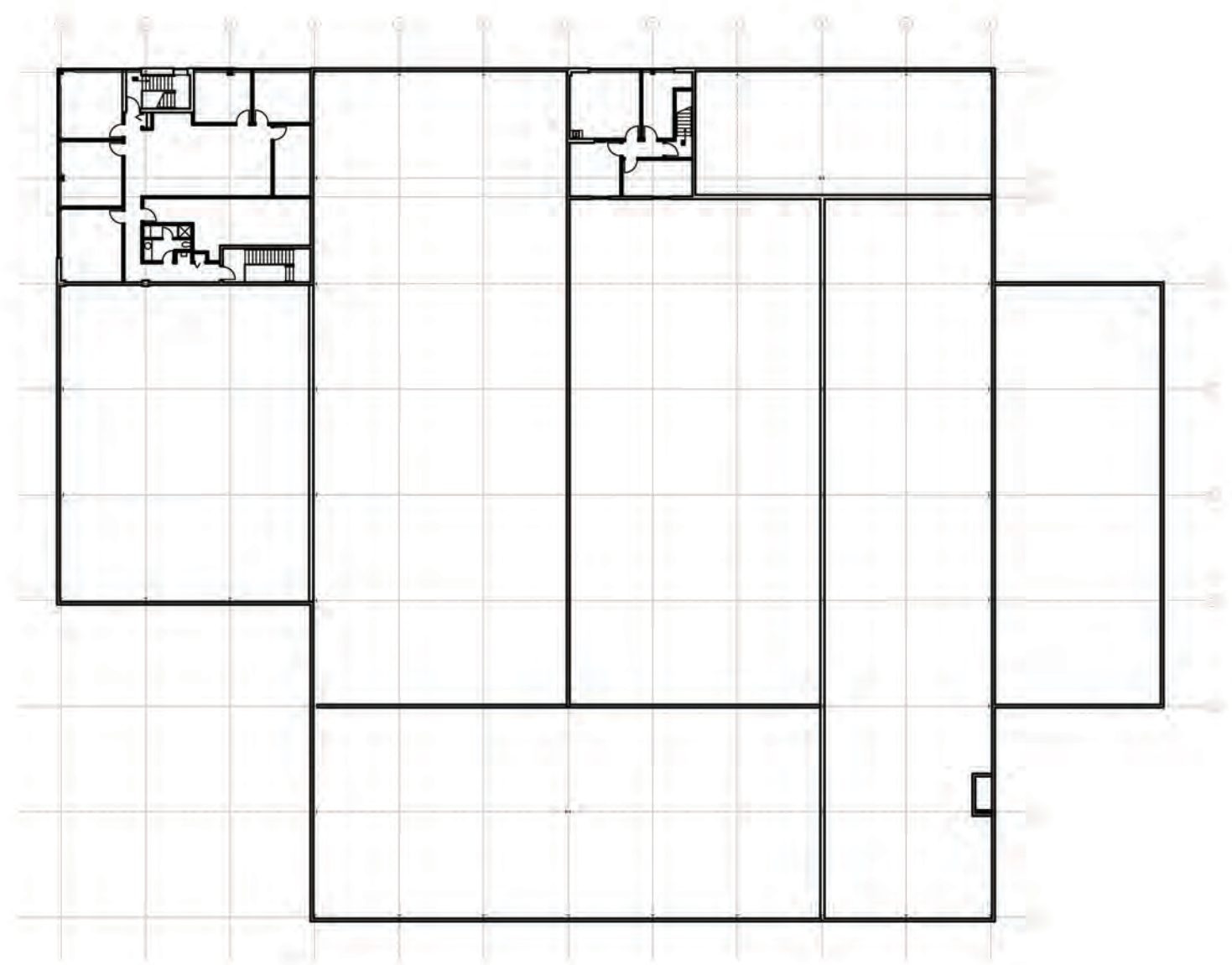
*Retail: 420 Lynnway/Route 1A, Lynn*



FIRST FLOOR PLAN

Scale: NTS

①



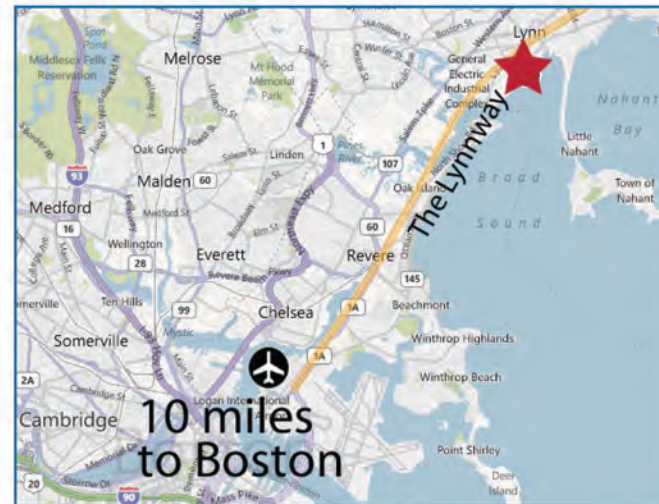
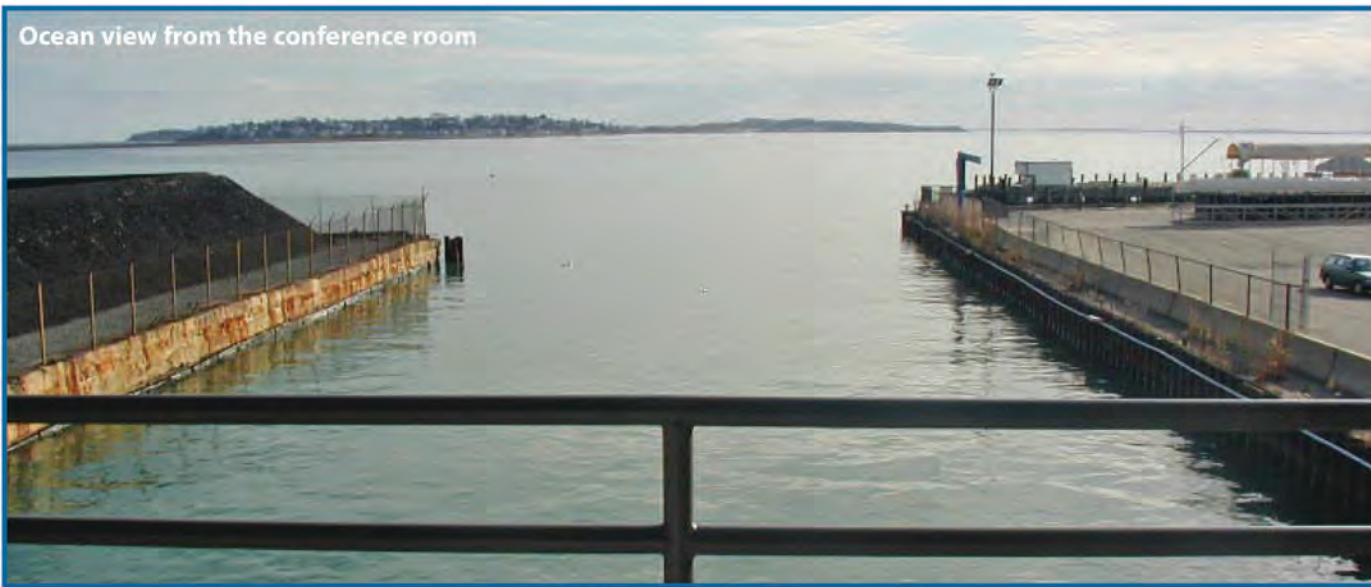
SECOND FLOOR PLAN

Scale: NTS

①



# Office/Flex: 76 Marine Boulevard, Lynn



**NOW AVAILABLE**

**Available: 7,752 SF**

Includes 5,019 SF of office/flex and 2,733 SF of garage  
Land Area: 40,000+ SF

**Description:** This excellent office/flex space has a conference room with beautiful ocean views, extensive surface parking, and 2,733 SF of flexible garage space. Area has been designated as part of the Lynn Waterfront Redevelopment. This is a great opportunity for marine related industries.

**Location:** Located at a signalized corner on Route 1A/The Lynnway. A 3-block walk to the MBTA Lynn Station commuter rail and bus service with direct routes to North Station and downtown Boston. Fifteen minute drive to Logan International Airport. One block to the scenic Lynn Harbor.

**Demographics:**

- Population (2010): 21,551 in one mile; 113,723 in 3 miles; 244,820 in 5 miles
- Average household income (2010): \$45,422 in one mile; \$69,985 in 3 miles; \$75,754 in 5 miles
- Average daily car count is 43,000 on Route 1A

**Neighbors:** Boston Wholesale Lobster Corp. | Old Neighborhood Foods | Walmart | Shaw's Supermarket | Tello's | Price Rite | Kelly Honda | Pride Chevrolet | Radio Shack | Midas | Enterprise Rent-a-Car | Pet Express | Northshore Auto Mall | Lynn Lumber

## SPECIFICATIONS

<b>Address:</b>	76 Marine Blvd. Lynn MA, 01905	<b>Roof:</b>	Standing Seam Metal Roof
<b>Available:</b>	5,019 SF office/flex 2,733 SF garage 7,752 SF total 40,000+ SF land area	<b>HVAC:</b>	Gas, Forced Hot Air
<b>Loading:</b>	2 Drive-Ins	<b>Lighting:</b>	Fluorescent & Sodium Vapor
<b>Exterior:</b>	Metal Panel	<b>Fire Prevent:</b>	Wet Sprinkler system
<b>Construction:</b>	Concrete Slab & Steel	<b>Electricity:</b>	National Grid
		<b>Water/Sewer:</b>	City of Lynn

**Contact**  
Greg Regazzini, VP, Director of Leasing  
gregazzini@combinedproperties.com  
ph: 781.321.7800, ext. 318  
www.combinedproperties.com



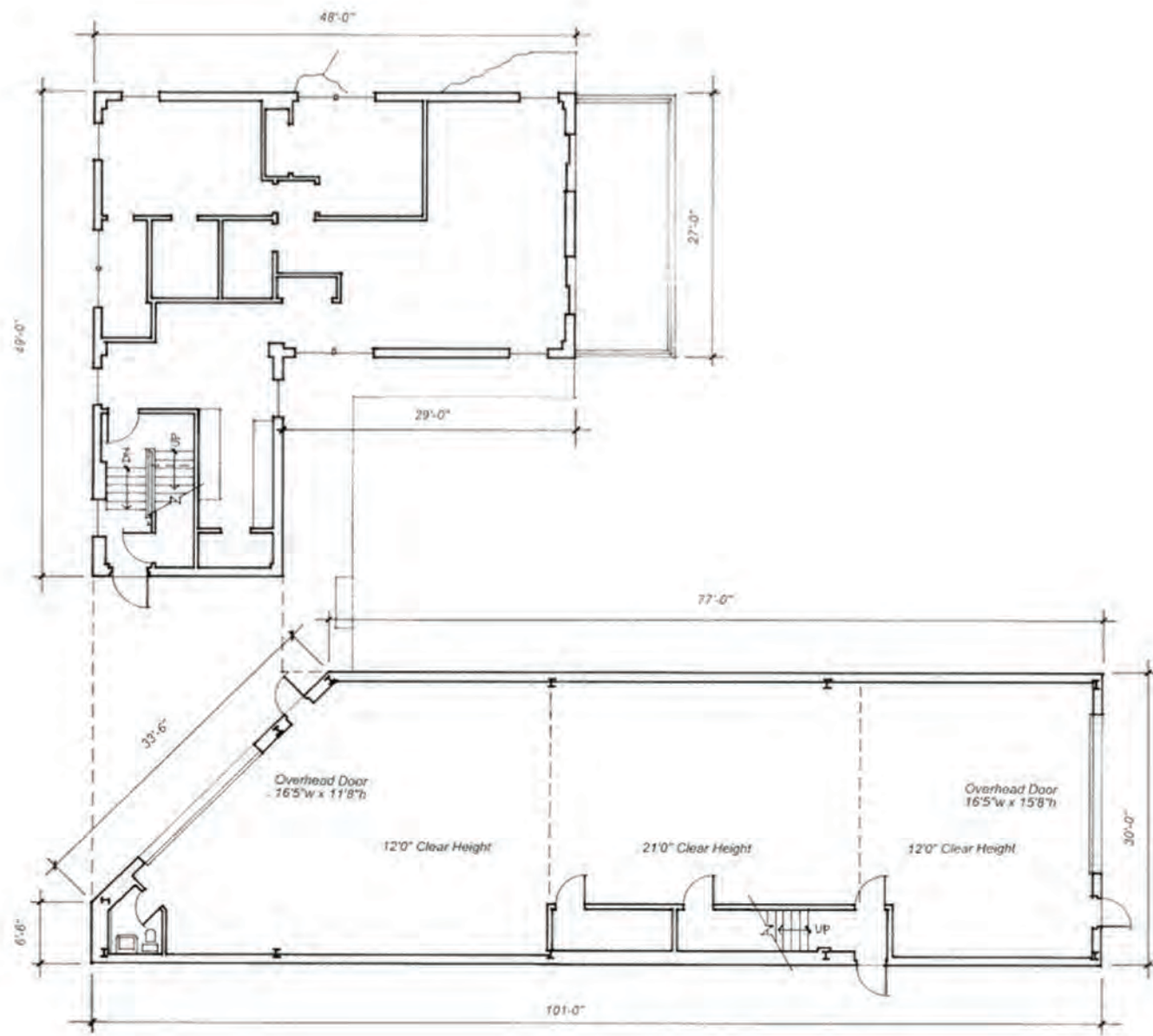
LOCATION  
CONVENIENCE  
VALUE



*A full-service investment and development real estate firm, creating better places to live & work. sm*

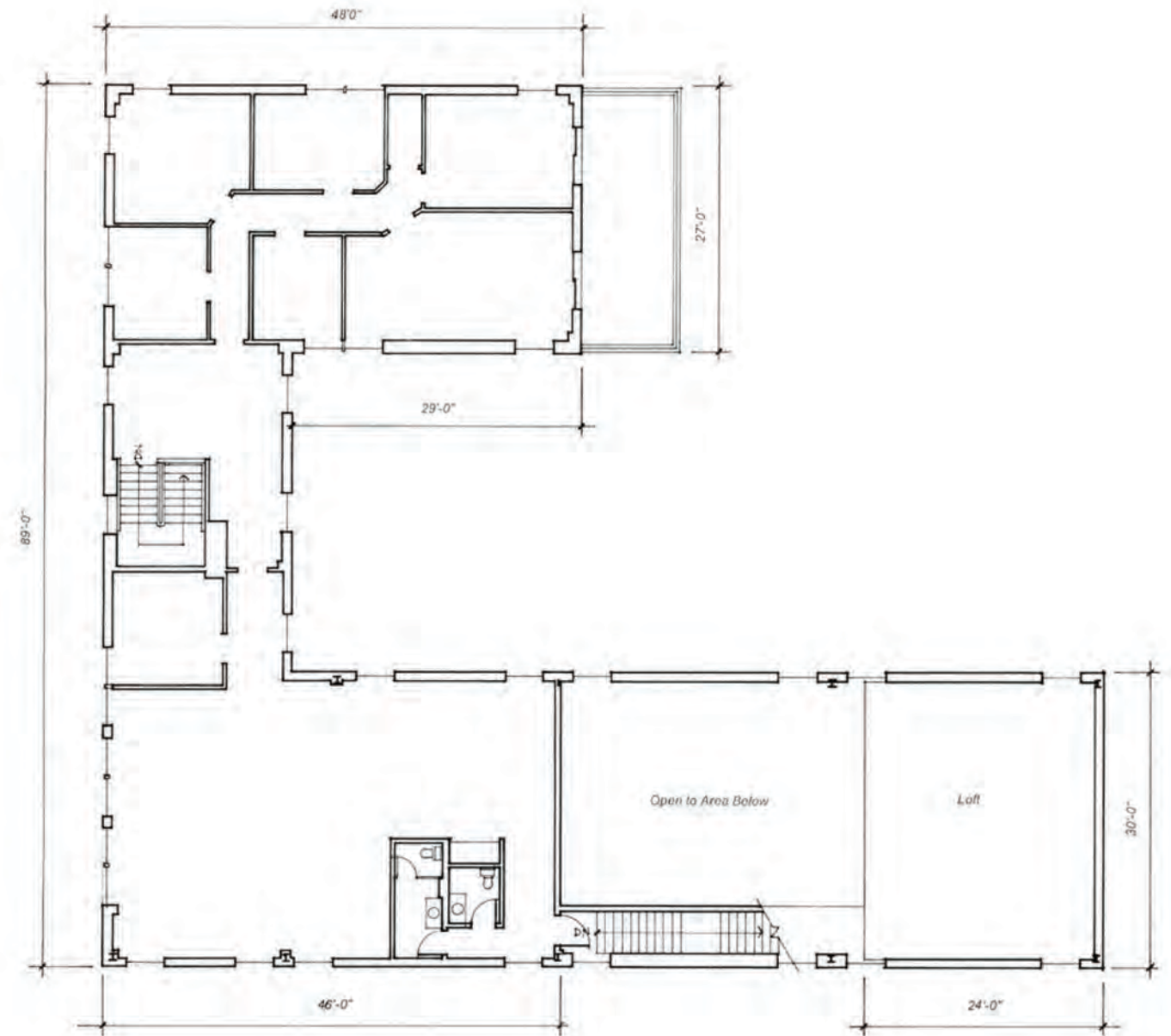


# Office/Flex: 76 Marine Boulevard, Lynn



First Floor Plan

FIRST FLOOR PLAN



SECOND FLOOR PLAN



# Retail/Flex: 89 Commercial Street, Malden



Creating Better Places to Live and Work®



## Demographics

### Population | 2014 (estimate):

43,209 in 1 mile; 263,368 in 3 miles;  
670,120 in 5 miles

### Households | 2014 (estimate):

17,218 in 1 mile; 104,251 in 3 miles;  
276,145 in 5 miles

### Median Household Income | 2014 (estimate):

\$52,661 in 1 mile; \$60,437 in 3 miles;  
\$66,764 in 5 miles

### Transportation

2,000 pedestrians per day at the nearby MBTA T-station; Daily car count is 19,700 at Commercial St. and Route 60 Intersection

## Specifications

<b>Total Building:</b>	5,298 SF
<b>Lot Size:</b>	19,302 SF
<b>Parking:</b>	25 spaces
<b>Ceiling Height:</b>	18'
<b>Construction:</b>	Monolithic slab poured on reinforced concrete footings; Cinder block walls, Brick facade
<b>Lighting:</b>	Fluorescent

Zoned for industrial. Retail requires special permit.

## Contact

Greg Regazzini, VP, Director of Leasing  
gregazzini@combinedproperties.com  
ph: 781.321.7800, ext. 318 | fax: 781.321.5144  
www.combinedproperties.com



**NOW AVAILABLE**

**5,298 SF  
Retail/Flex**

**Includes 288 SF of Mezzanine Office  
Lot Size: 19,302 SF**

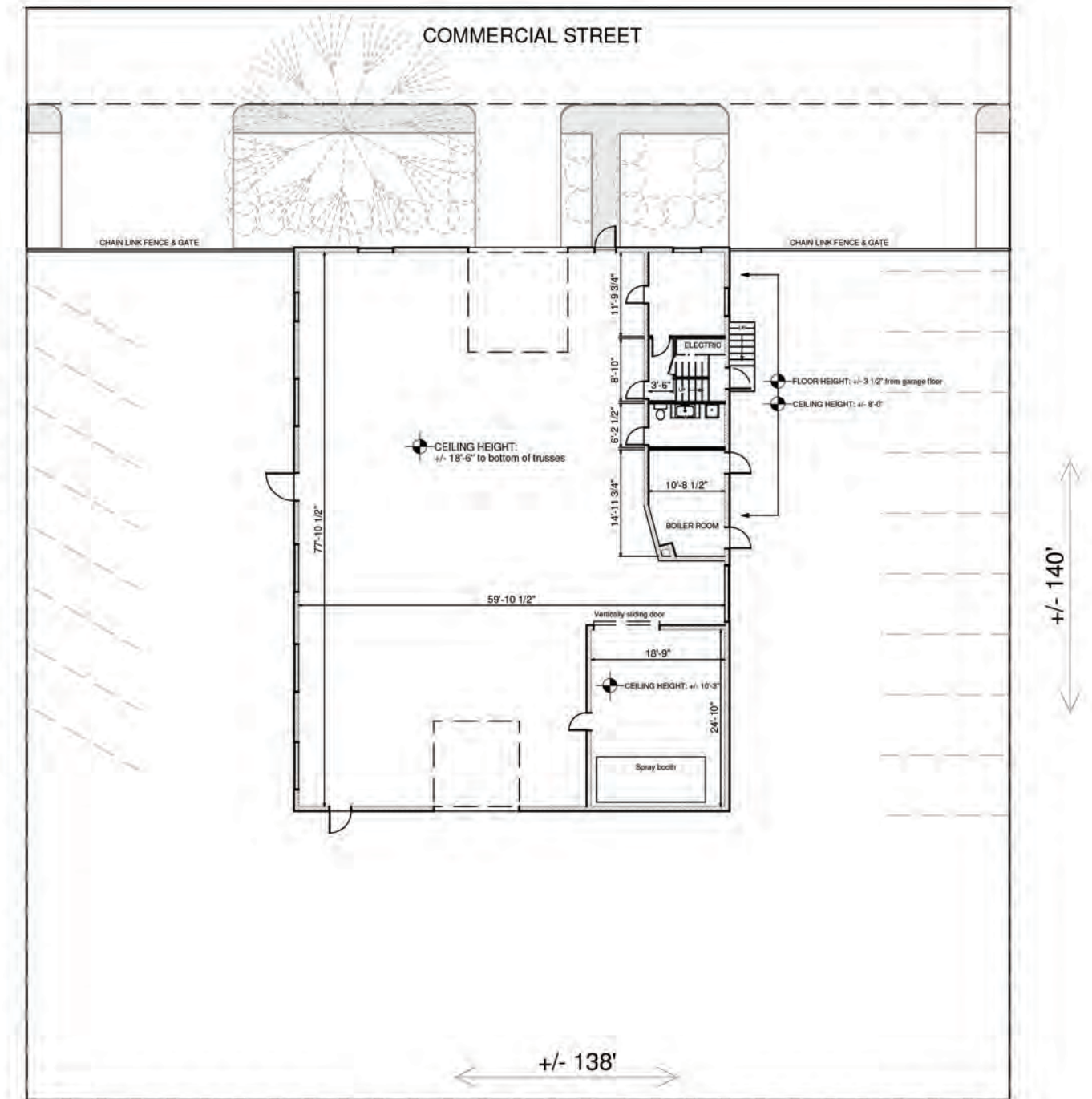
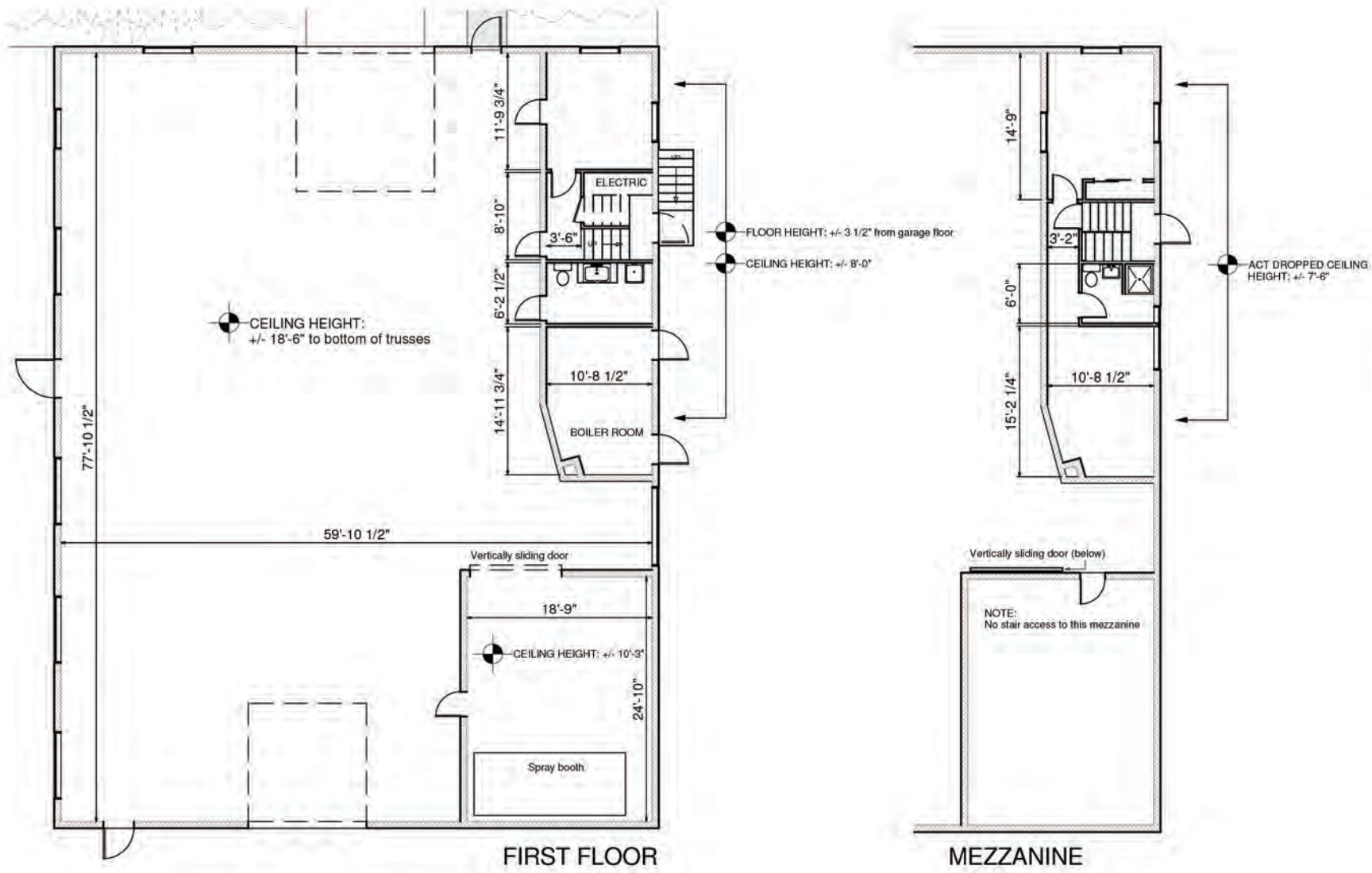
Excellent opportunity for retail, professional, or flex user, in a highly visible location on busy Commercial Street. A block from the Malden Center Station Orange Line and Commuter Rail. Easy access to Routes 16, 28, 60, I-93, I-90. Ten minute drive to Boston & Cambridge. 15 minutes to Logan International Airport.

## Corporate Neighbors

Stop & Shop | Super 88 | Dunkin Donuts | Ace Hardware | Midas | People's United Bank | Dockside Restaurant | New England Coffee | Dom's Sausage | Piantadosi Bread | Bank of America | H&R Block | RadioShack | Walgreen's



# Retail/Flex: 89 Commercial Street, Malden





# Retail/Office/Medical: 51 Commercial Street, Malden



## Specifications

**Building Area:** 3,000 SF of building  
16,800 corner lot

**Address:** 51 Commercial Street, Malden, MA 02148

**Building Area:** 3,000 SF

**Electricity:** Massachusetts Electric

**Natural Gas:** Supplied through Keyspan

**Water:** City of Malden

**Sewer:** City of Malden

**Telecom:** Fiber available

## Description

- First class Retail, Office or Medical space.
- 20+ parking spaces
- Architectural brick exterior with store front glass



## Location

- Located in the burgeoning Downtown Malden area, at the intersection of Route 60/Centre St and Commercial Street, where an average of 40,000 cars pass daily

- Directly across the street from the MBTA Malden Center Station

- Walking distance to Malden's Central Business District. Neighbors include Super Stop & Shop, Super Fitness, CVS, Bank of America, H&R Block and Dunkin' Donuts.

- 10-minute drive to downtown Boston
- 20-minutes to Logan International Airport
- Easy access to I-93, I-95

## Contact

Greg Regazzini, VP, Director of Leasing  
gregazzini@combinedproperties.com  
ph: 781.321.7800, ext. 318 | fax: 781.321.5144  
www.combinedproperties.com





# Commercial Broker Information

We consider the brokerage community to be an extension of our organization. Brokers allow us to better understand their clients' business needs, helping us to speed the transaction process and close deals quickly.

Combined Properties pays a standard full commission to licensed Massachusetts real estate brokers for all fully executed leases with new prospects that are registered as described below. Our policy is to pay all fees or commissions promptly after full execution of the lease and receipt of all up-front payments due from tenant including the security deposit and first month's rent, expiration of any contingencies in the lease and receipt of an invoice for brokerage.

All prospects must be registered directly with the Vice President of Leasing, specifically identifying the prospect, the facility requirement, etc., prior to showing the prospect any of our spaces and prior to any other contact between the prospect and Combined Properties. We do not pay any commission on leases, lease renewals, lease amendments, expansions or extensions with any existing tenant or tenant affiliate. Under some circumstances the firm may acknowledge someone as a cooperating broker representing the tenant, and pay one-half of the standard fee, but only by specific prior arrangement and by amortizing said fee as additional rent. For lease terms of less than one year, or leases with cancellation options that reduce the minimum commitment to less than one year, a fee equal to 6% of the rent for the minimum length commitment is paid. No commission or other fees will be paid on lease options, extensions, etc., or for any period subject to any form of lease cancellation provision.



*For leasing info,  
please contact:*

} Greg Regazzini | V.P., Director of Leasing  
781.321.7800, ext. 318  
gregazzini@combinedproperties.com

## Commission Schedule



### Office Properties:

*\$1 per SF per year of lease term*

5% of the gross rent for the 1st year  
4% of the gross rent for the 2nd year  
4% of the gross rent for the 3rd year  
3% of the gross rent for the 4th year  
2% of the gross rent for the 5th year

1 1/2% of the gross rent for the balance of the term.



### Industrial & Retail Properties:

6% of the net rent for the 1st year  
3% of the net rent each year thereafter

### Sales Commission Schedule:

5% of sale price



*We use The Industries Best Tools  
for Marketing & Research*

INFORMATION. INSIGHT. PERSPECTIVE.™

CoStar Property®

CoStar COMPS®

CoStar Tenant®

CoStar Exchange®

CoStar Connect®

FOCUS Information

**CoSTAR**  
GROUP

**CoSTAR**  
**PROPERTY**®

**Building  
information  
you need to  
succeed.**



**FEATURES & BENEFITS**

**Organize Your Clients**

Collaborate with team members and clients.

Use your secure online 'file cabinet' to organize your documents.

Decide which files to keep private and which files to share.

**Edit the Data**

Add a space to your survey that is not yet on the market.

Change a rental rate to reflect where you think the deal will come in.

"Edit" the data to produce customized reports and presentations.

Have complete control over the data you present to your client.

**Powerful Analytics & Forecasting Tools**

Become the recognized market expert in your community.

Compute vacancy, occupancy, absorption and rental rates.

Compare the latest numbers with historical trends.

Even forecast based on variable assumptions.

**Dynamic Mapping & Search Tools**

Plot a specific property or properties on detailed location maps.

Define your own market boundaries.

Search for space on a map or satellite aerial image.

View building information and location simultaneously.

**W**ith verified information on over 25 billion square feet of premium for-lease property across the U.S., CoStar Property® is the ultimate tool for anyone interested in leasing space, attracting tenant prospects or gaining better knowledge of market conditions.

**Full market inventory.**

CoStar Property offers a full inventory of office and industrial space — occupied or not, complete with thousands of useful details — from space availability to transaction histories to building characteristics. With CoStar Property, you have access to the largest known library of digital building photos, floor plans, aerials and 360° virtual tours. CoStar Property enables you to:

**Find more space.**

Like all CoStar Group services, CoStar Property is backed by a team of professional researchers, analysts and photographers who canvass the country, hunting down hard-to-find properties, proactively driving the market, collecting every relevant detail and double-checking the data for accuracy. This scouring of the marketplace uncovers deals you simply can't find using any other resource.

**Save time.**

With CoStar Property, you can cross-analyze your entire market in seconds — narrowing your search to only the properties that meet your exact criteria. And our database lets you track information the way you prefer with user-definable fields.

**Stay on top of industry news.**

CoStar Property acts as your watchdog on the industry. Every day, you'll get the latest updates from our experienced team of top commercial real estate reporters across the nation, giving you the inside story on the deals and dealmakers — major lease deals, acquisitions, new space openings and other vital commercial real estate news.

**Impress clients.**

To win a client's confidence, you need to thoroughly demonstrate your market insight and expertise. No information tool can help you to do so better than CoStar Property. By helping you spot important trends, gauge supply and demand, position buildings in the marketplace, analyze various market segments and meet reporting requirements, CoStar Property will help you win new clients and strengthen your relationships with the clients you already have.

**Win more listings.**

With access to our library of high-resolution building photos, aerials and floor plans, you can create customized presentations, reports and brochures that can help you win more listings than ever before. CoStar Property gives you the choice of dozens of pre-set report formats and enables you to brand your reports with the logos of your company and your client.

CoStar Property offers a full inventory of office and industrial space — occupied or not, complete with thousands of useful details.

**CP**



# Contact Us



**Combined Properties, Inc.**  
300 Commercial Street, Suite 25  
Malden, MA 02148

**Main:** 781.321.7800  
**Fax:** 781.321.5144

***[www.combinedproperties.com](http://www.combinedproperties.com)***

*\*To email any staff person, use their first initial and last name @combinedproperties.com*

***Follow us online:***



## ***Visit Our CityWorks! Websites***

Discover the location, convenience, and value of each city we have available properties in!



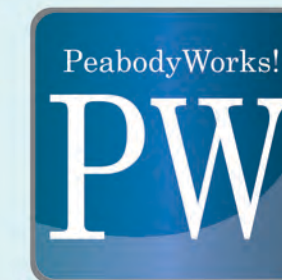
[chelseaworks.com](http://chelseaworks.com)



[maldenworks.com](http://maldenworks.com)



[medfordworks.com](http://medfordworks.com)



[peabodyworks.com](http://peabodyworks.com)



[160pleasant.com](http://160pleasant.com)