



OFFICE, R&D AND INDUSTRIAL SPACE

STATE OF THE ART WORK ENVIRONMENT

75 Sylvan

75 SYLVAN STREET
DANVERS, MA



75 SYLVAN: 75 SYLVAN STREET



Office & Flex Space Available

75 Sylvan is a three-building corporate campus 20 miles north of Boston in Danvers, Massachusetts. Conveniently located within close proximity to multiple exits off Route 128 and Route 1 via Route 114, 75 Sylvan provides its tenants a state-of-the-art work environment.

The property is a multi-tenanted corporate complex containing 273,905 SF of total rentable area in a mix of Office, R&D, and Industrial space.



Key Features



On-site café



Fitness center



18"6' Clear Height in Flex Space



4 Loading docks



EXCEPTIONAL AMENITIES & ACCESS



Drive Times



Boston
30 MINUTES



Logan
International Airport
35 MINUTES



Beverly Airport
9 MINUTES



Interstate 128
4 MINUTES

SPECIFICATIONS

ZONING	Industrial 2 : R&D, Office and Light Manufacturing	ELECTRIC	Town of Danvers
LAND SIZE	15.2 Acres	GAS	National Grid
PARKING	3.5 spaces per 1,000 RSF	TEL/DATA	Comcast & Verizon
AC	100%	SEWER/WATER	Town of Danvers
FIRE PROTECTION	Wet Sprinklered	AMENITIES	Fitness Room, Café onsite
SECURITY ACCESS	Verizon Key Card Access	NEARBY LOCATION	Liberty Tree Mall, North Shore Mall, Retail

BUILDING A (FLEX/OFFICE)

SIZE	89,881 SF
AVAILABILITY	38,460 SF
YEAR BUILT	1950 / Renovated in 2001
STORIES	1
CEILING HEIGHT	18'6" to bottom of truss 28'6" to deck
LOADING	4
POWER	2,000amp, 277/480v, 3 Phase
CONSTRUCTION	Masonry
ROOF	2006 - EPDM White

BUILDING B (OFFICE)

SIZE	99,256 SF
AVAILABILITY	FULLY LEASED
YEAR BUILT	1941 / Renovated in 2001
STORIES	2
CEILING HEIGHT	13' - 18' LOADING
LOADING	N/A
POWER	2,000amp, 277/480v, 3 Phase, 4 wire distribution
CONSTRUCTION	Masonry
ROOF	2006 - EPDM White

BUILDING C (OFFICE)

SIZE	83,898 SF
AVAILABILITY	4,091 SF
YEAR BUILT	1941 / Renovated in 2001
STORIES	1
CEILING HEIGHT	14' to deck 10'11" to drop ceiling
LOADING	N/A
POWER	1,600amp, 277/480v, 3 phase, 4 wire underground service to 1,600amp switchboard
CONSTRUCTION	Masonry
ROOF	2008 - EPDM White

Leasing Information



Greg Klemmer
617 330 8044
greg.klemmer@colliers.com

Tim Brodigan
617 330 8037
tim.brodigan@colliers.com

Dan Driscoll
617 330 8023
daniel.driscoll@colliers.com

Tim Allen
617 330 8031
tim.allen@colliers.com

COLLIER INTERNATIONAL | LICENSED REAL ESTATE BROKER
160 FEDERAL STREET, FLOOR 11 | BOSTON, MA 02110 | COLLIERS.COM/BOSTON

About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
brookwoodfinancial.com

