

5 mill & main

MAYNARD, MA

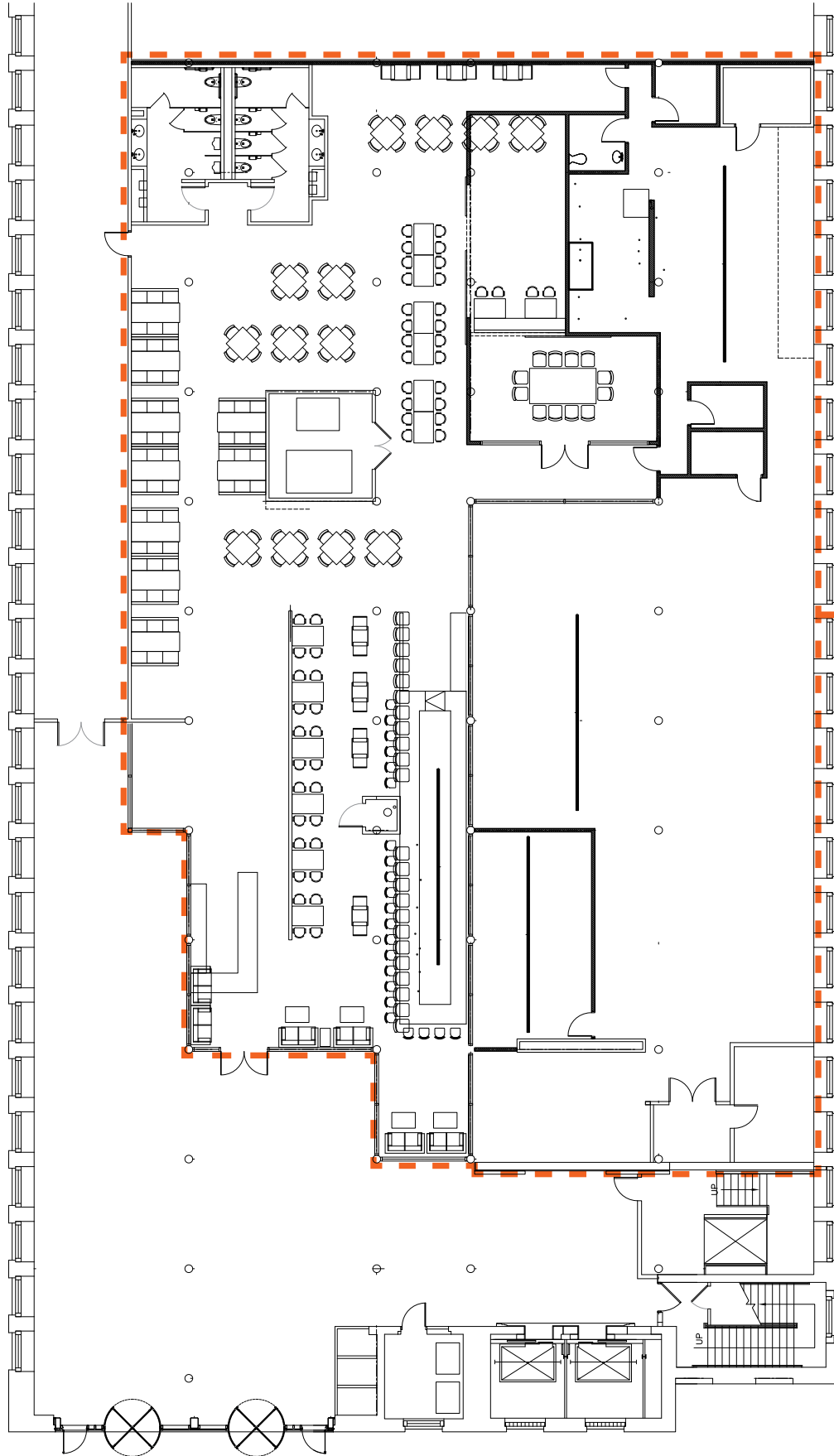


Potential for an
outdoor beer garden

**Ample parking directly
outside the entrance**

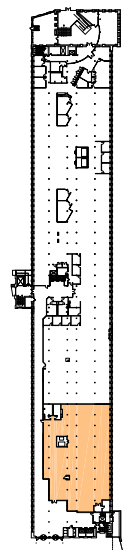
LINCOLN
PROPERTY
COMPANY

Floor Plan



13,402 RSF

KEY



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

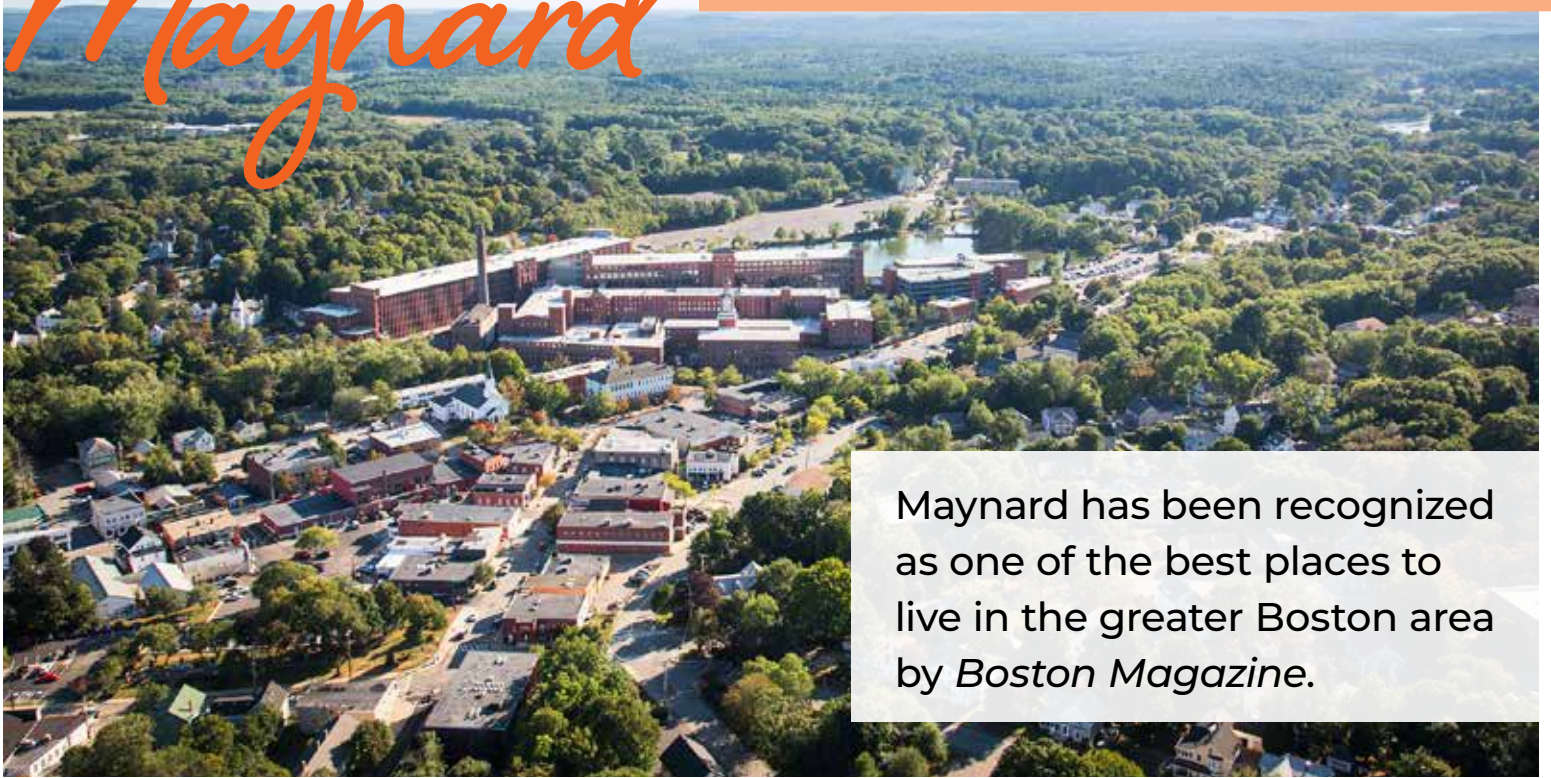
Local Demographics



2020 YTD	1 MILE	3 MILES	5 MILES
LOCAL DEMOGRAPHICS			
Total Population	9,264	31,023	68,855
Average Age	40.70	40.50	41.30
Median HH Income	\$101,773	\$135,870	\$147,384
BUSINESS EMPLOYMENT			
Total Businesses	410	1,035	3,389
Total Employees	3,634	8,710	31,276
FOOD & ALCOHOL SPENDING			
Total	\$32,874	\$111,330	\$246,606

Source: CoStar

Maynard



Maynard has been recognized as one of the best places to live in the greater Boston area by *Boston Magazine*.

Located in the heart of the Metro West's Golden Triangle, Mill & Main offers easy access from Route 128, Interstate 495, Route 2, and the Greater Boston area.

Nearby MBTA commuter rail stations in South Acton and West Concord along with a direct connection to the Assabet River Rail Trail make Mill & Main appealing to urban and suburban commuters alike.

Maynard is surrounded by some of Boston's most desirable and affluent north/west suburban towns including Sudbury, Stow, Weston, Hudson, Acton and Concord.





Mill & Main is 1.1 million square-foot, eight-building suburban office campus in Maynard, MA. The property, which just completed a multi-million-dollar capital improvement program, is currently home to tenants including Stratus Technologies, Acacia Communications and Kuebix.

Located in downtown Maynard, Mill & Main is situated amongst walkable retail amenities including charming local restaurants and a variety of convenience retail including fast-casual dining options, banks, the Post Office and more.

QUICK STATS

SPACE:

10 Buildings / 1,084,000 SF

LOT SIZE:

49.42 acres

YEAR BUILT:

1864-1918

RENOVATED:

1980-84, 1998-2002 and 2015-ongoing

HVAC:

Steam perimeter baseboard heat; Air Handler Units located within the premises provide cooling capacity from a central cooling plant; Auto Logic Building Management System provides control of all equipment.

FIBER/TELCO:

Verizon/Comcast

POWER:

2,000-4,000 Amp, three phase, four wire, 277/480 volts

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Available Inventory

#	Manufacturer	Model Number	Description
KITCHEN			
1	Captive Air Hood	29'-6" X 4'-6"	Exhaust Hood
1	Blodgett	DFG100	Gas Convection Oven
1	MagiKitcch'n	MGK24	Gas Griddle
1	South Bend	P48-NFR	Infrared Broiler
1	South Bend	460IDD	Gas Restaurant Range
1	Pitco	SG-14	Deep Fryer Gas
1	Pitco	SG-14	Deep Fryer Gas
1	Henny Penny	PFG600.03	Pressure Deep Fryer
1	MagiKitcch'n	CM-RMB-660	Broiler
1	John Boos&Co	UFBLG3030	Work table
1	Atosa	MGF8308	Under Counter Freezer
3	John Boos&Co	FBLG7224	Prep Tables
1	John Boos&Co	FBLG9624	Prep Tables
1	Norlake	10' X 12'	Walk in Refrigerator
3	Advance Tabco	EGG-1860	Wire Shelving
1	Advance Tabco	EGG-2460	Wire Shelving
5	Channel Manufacturing	401A	Rack Shelf (Baking Pan)
1	Robot Coupe	R2N Ultra	Cutter Mixer
2	John Boos&Co	EWS8-1672	Wall Mounted shelf
1	John Boos&Co	UFBLG7224	Economy Shelving
1	Globe Food Equip.	G12	Meat Slicer
1	True Food Service	GDM-45-LD	Refrigerated Food Case
1	John Boos&Co	EWS8-1660	Wall Mounted shelf
1	John Boos&Co	E3S8-1824-14T24	3 Basin Sink
1	Advance Tabco	EGG-1848	Wire Shelving
1	John Boos&Co	JDTS-20-72L	Dish Table
1	John Boos&Co	GT-50	Grease Trap
1	In-Sink-Erator	SS-200-5	Garbage Disposal
1	Alto-Shaam	1000UP	Food Warmer
1	Maximum	Unkown	Refrigerator
1	Maximum	Unkown	Freezer
1	Hobart	Unkown	Industrial Mixer
1	Bunn	2 Pot	Coffee Maker
1	Unkown	4 Head	Heat Lamp Food Warmer
2	Unkown	2 Head	Heat Lamp Food Warmer

#	Manufacturer	Model Number	Description
1	Serve Well	Unkown	Food Cooler
2	Norlake	Unkown	Sandwich Stations Refrigerated
1	Master Bilt	Unkown	Cold Storage Table
1	Ecolab	Unkown	Dishwasher
20	Unkown	Unkown	Baking Sheets Large
10	Unkown	Unkown	Large Mixing bowls
20	Unkown	Unkown	Baking Sheets Small
6	Unkown	Unkown	Cutting Boards
1	MetalFrio	CTD1FF-23	Freezer
TMTC	Unkown	Unkown	Various size plastic containers
1	Cleveland	KET-J2T	Steam Cooker
20+	Unkown	Unkown	Large cooking Pots
15	Unkown	Unkown	Various sized fry pans
1	Manitowac	Unkown	Ice Machine
TMTC	Unkown	Unkown	Knives Forks and Spoons
BAR			
3	Perlick	RDP18X24	Drop in Drainers
3	Krowne Metal	KR18-30	Under Bar Ice Chest
3	Krowne Metal	RS-30	Under Bar Speed Rail
3	Krowne Metal	KR18-18RD	Under Bar Liquor Display
3	Krowne Metal	KR18-12BD	Under Bar Blender Station
3	Krowne Metal	KR18-GSB3	Under Bar Glass Rack
3	Krowne Metal	KR18-12DST	Under Bar Hand Sink
1	CMA	GL-X	Glass Washer
1	Krowne Metal	FMC-24	Glass Froster/Chiller
3	Krowne Metal	BS108L	Back Bar Cooler
RESTAURANT			
9	Unkown	3' Round	High Top Tables
4	Unkown	36" X 72"	High Top Tables
40	Unkown	High Top/Bar Stools	With Back
30	Unkown	High top Seats	W/O Backs
10	Unkown	48" X 30"	Booth setups
14	Unkown	36" X 36"	Dinner Tables
80	Unkown	Unkown	Dinner Chairs
7	Unkown	Wood	High Chairs



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