

OFFICE BUILDING FOR LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Building Size:	7,186 SF
Available SF:	1,000 - 2,334 SF
Lot Size:	18,723 SF
Number of Units:	5
Year Built:	1898
Zoning:	C3

PROPERTY OVERVIEW

Distinctive two-level office opportunity at 160 Sylvan Street totaling approximately 2,334 SF, with 1,000 SF on the first floor and 1,334 SF on the second. The flexible layout combines multiple private offices with larger open or client-facing rooms, a welcoming entry, interior staircase, and in-suite restrooms. Bright, window-lined interiors pair wood flooring, traditional millwork, and decorative fireplaces with updated lighting and HVAC. The space provides a polished professional setting for legal, financial, counseling, creative, and other office users seeking character and functionality. On-site parking and proximity to Route 128/I-95 add convenience for employees and visitors.

LOCATION OVERVIEW

160 Sylvan Street occupies a highly accessible Danvers location adjacent to Liberty Tree Mall and just off Route 128/I-95 at Exit 41, with nearby Route 114 and regional connections via Routes 1, 95 and 128. The setting places tenants near more than 50 retail, dining and service destinations, including Target, Best Buy, Marshalls, Total Wine & More, ALDI, Panera Bread, Buffalo Wild Wings, Best Fitness and AMC Theatres. Danvers is approximately 20 miles north of Boston and Logan International Airport, offering a strategic North Shore business address.

MANSARD

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Interior Photos

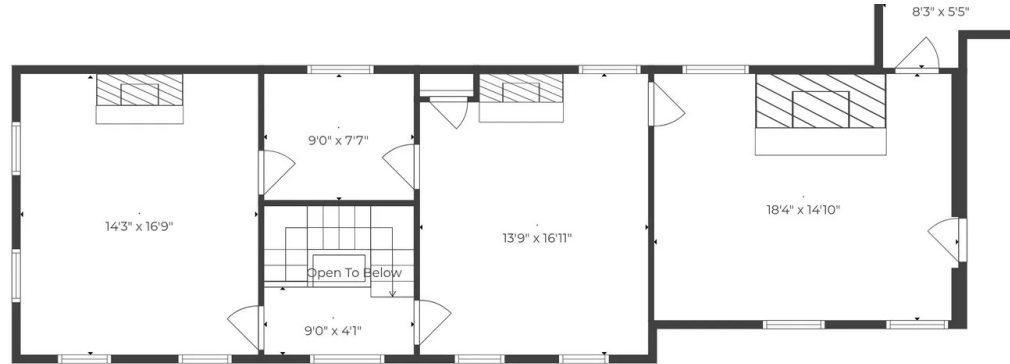


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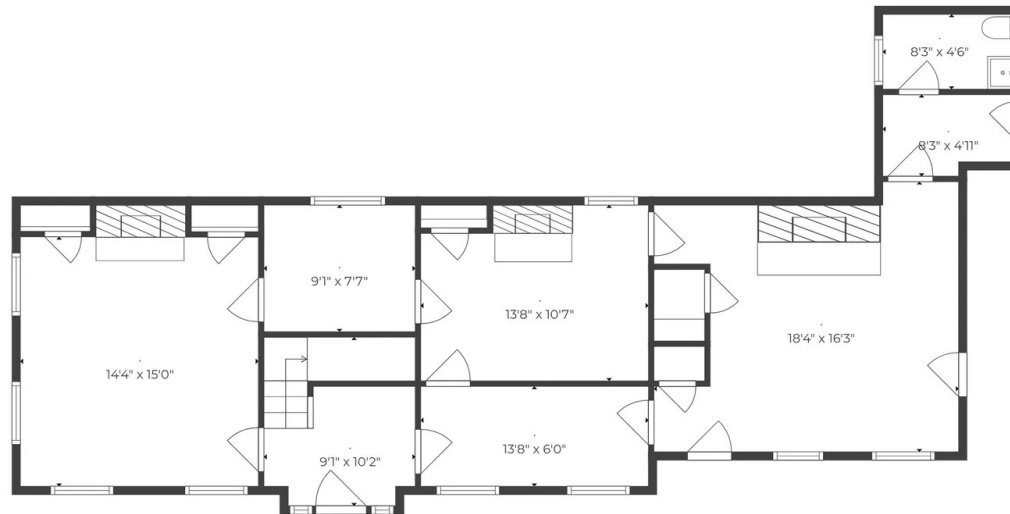
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Floorplans



2nd Floor



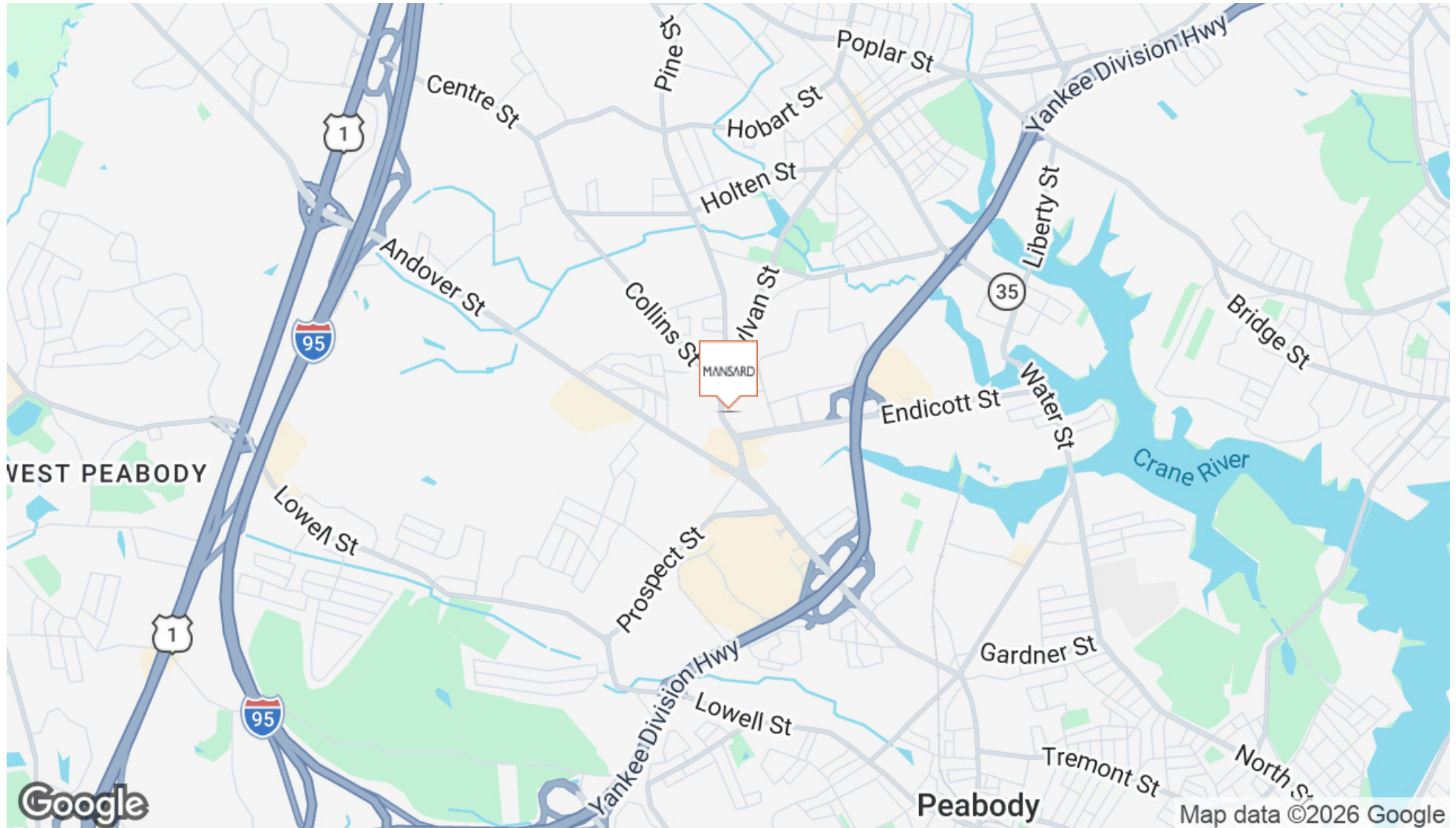
1st Floor

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Location Map



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