

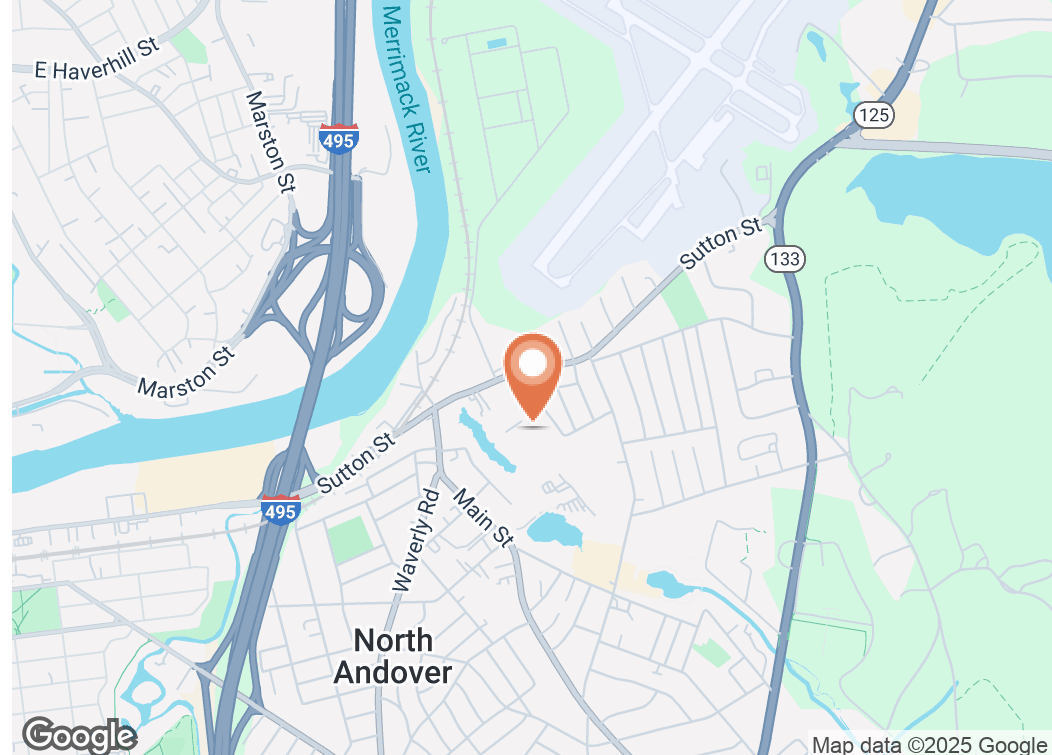


OFFERING MEMORANDUM

**231** SUTTON STREET UNITS 2A+2B  
NORTH ANDOVER, MA 01845

MANSARD  

# Executive Summary



Sale Price

**\$650,000**

## OFFERING SUMMARY

Building Size:	4,209 SF
Price / SF:	\$154.43

## PROPERTY OVERVIEW

MANSARD is pleased to present the opportunity to acquire a fully furnished corner office suite with high end finishes. This prominent corner suite offers a true move-in ready solution for professionals looking to elevate their company image. Encompassing two fully renovated, adjoining office condos (2A+2B), this 4,209± SF unit offers a highly functional layout ideal for professional users, such as law firms, CPA's, wealth management firms, insurance agencies, and more.

The suite showcases 10+ private offices, two impressive conference rooms, a kitchen and break area, and a high-end reception and waiting room that sets the tone for client-facing excellence. Premium finishes, abundant natural light throughout the unit, and thoughtful design throughout create a refined and inspiring work environment.

Located within a well-managed professional building with an inviting main lobby, excellent signage visibility, and a strong mix of established businesses, this property offers the perfect blend of prestige, functionality, and convenience. Perfect for an expanding firm or an owner-occupant looking to elevate their image.

## Additional Photos



# MANSARD



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:  
Sales, Leasing and Valuations

**OFFERING MEMORANDUM**