



ONE
TECH
DRIVE



ANDOVER, MA | PREMIER CLASS A OFFICE | ±8,800 – 21,000 SF FOR LEASE

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NAI Parsons Commercial
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PROPERTY OVERVIEW



Modernize Your Business Environment at One Tech Drive.

NAI Parsons Commercial Group Boston is pleased to present One Tech Drive, a three-building Class A office campus totaling over 330,000 square feet in Andover, Massachusetts.

The property features recently renovated lobby and common areas, including a modernized arrival experience and on-site grab-and-go café. Available suites range from 8,800 to 21,000 square feet, offering flexible opportunities for a variety of users.

Ideally located at the I-93 and River Road interchange with immediate access to I-495, the campus provides convenient connectivity to Route 128/I-95, Downtown Boston, and Logan International Airport. One Tech Drive is surrounded by restaurants, hotels, fitness facilities, and retail amenities.



BUILDING HIGHLIGHTS



Position Your Business Within Andover's Leading Corporate Corridor.



First Class Office Campus

Three-building Class A campus totaling 330,000+ SF



±8,800–21,000 SF Available

Flexible suite sizes to accommodate growing companies



Full Service Cafe

Convenient daily food & beverage option within the park



In Park Fitness Center

Well-equipped facility available for tenant use



Recently Renovated

Modern finishes, upgraded common areas & lobby



Immediate Highway Access

Directly off I-93 (0.7 Mi) with quick access to I-495 (3 Mi)



Ample on-site parking

Convenient surface parking for employees & visitors (±3.75/1,000 SF)



Amenity Rich Location

Integrated within Andover's premier retail, dining & hospitality corridor

EXCEPTIONAL ACCESS



Strategically Positioned at the Crossroads of I-93 and I-495

One Tech Drive is ideally located at the I-93 and River Road interchange, providing immediate access to I-495 and convenient connectivity to Route 128/I-95. The campus offers efficient access to Downtown Boston, Logan International Airport, and the MBTA Commuter Rail, while benefiting from Andover's established corporate environment. Tenants enjoy proximity to more than 25 restaurants and 20 retail amenities, nearby hotels including Sonesta ES Suites and DoubleTree by Hilton, Andover Country Club, scenic outdoor trails, and a concentration of major corporate headquarters throughout the surrounding business corridor.

INQUIRE TODAY TO SCHEDULE A TOUR



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