

THE PREMIER OFFICE ADDRESS IN ANDOVER, MA

260,000 SF FIVE-BUILDING PORTFOLIO



NEW ENGLAND BUSINESS CENTER

Owned by Andover MCB, LLC and operated by Eastport Real Estate Services, NEBC is THE premier address for First Class office space in Andover, MA. Outstanding location, a peerless amenity center and Class A office space afford our tenants both large and small a great place to balance work, health, and wellness.

AREA OVERIEW



Direct access to I-93 via Exit 45/River Road near the junction of I-495.



Doubletree by Hilton, Residence Inn, Springhill Suites by Marriott, and LaQuinta on River Road.



Four (4) restaurants within walking distance.



Andover Children's Academy located at 15 NEBC and Lucky Dog nearby



Merrimack Valley Regional Transportation Authority (MVRTA) at 10 NEBC













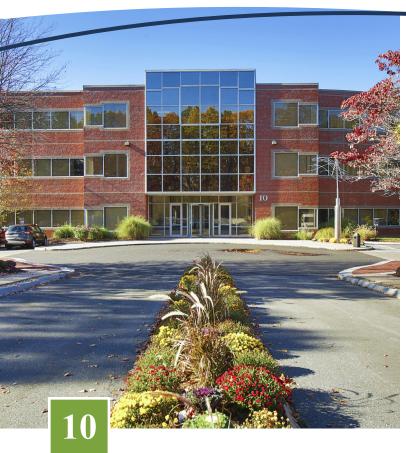




TOSHIBA



NEBC HIGHLIGHTS & FEATURES





10 NEBC

Building Size: 86,635 SF on three floors

Type: Class A Office
Parking: 3.5/1,000 SF

Loading: One tailboard dock

Tel/Data: Verizon, Verizon Fios, Comcast

15 NEBC

Building Size: 5,288 SF

On Site Daycare Facility







18 NEBC

Building Size: 52,000 SF Build to Suit

Type: Free standing flex/GMP facility

Loading/Power: Based on tenant needs

35 NEBC

Building Size: 87,380 SF on two floors

Type: Class A Office

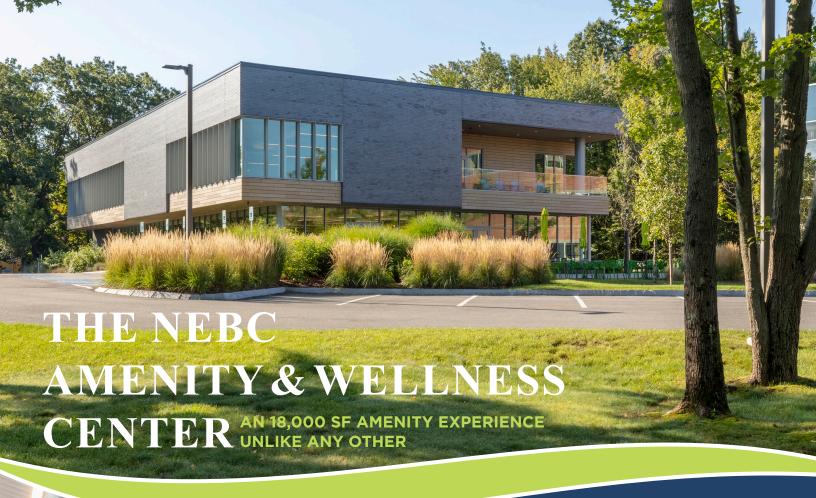
Parking: 3.90/1,000 SF

Loading: One tailboard dock

Tel/Data: Verizon, Verizon Fios, Comcast











THE FITNESS CENTER AT NEBC

- 9,000 SF of full-service fitness space committed to health and wellness
- Managed by First Fitness, Inc.
- Men's and Women's changing rooms with lockers and showers
- Free weights, cardiovascular and cross-fit training equipment
- Personal training available
- Daily schedule of yoga, pilates and spin classes







THE CAFETERIA & CAFÉ

- Open daily from 7am-2pm serving breakfast and lunch
- Ample indoor and outdoor seating in a beautiful wooded setting
- Wide range of healthy options ranging from a prepared menu to grab and go items
- Conference center and team meeting space
- Catering available to NEBC tenants









FOR MORE INFORMATION, PLEASE CONTACT:

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