



40

Shattuck Road
Andover

Merrimack Valley Region

**Premier
Office
Property**

**1,800 to 20,700 SF
Office Space
Available**

40 Shattuck Road is a first-class, three-story office/R&D building situated within a thriving business district. The property offers upscale contemporary space, including a two-story atrium lobby and an expansive ribbon window line providing abundant natural light.

Building Size

120,000 SF

Available

1st Floor: 1,800 - 7,700 SF

2nd Floor: 5,500 SF

3rd Floor: 7,100 - 15,250 SF



Plentiful
Free Parking



Convenient to
I-93 and I-495



Move-in
Ready



Plug and Play Suites



Design to your specifications



Grab lunch or a snack at the onsite micro-market, and utilize the property's fitness room for your daily workout. In addition to the building offerings, many desirable amenities are nearby, including restaurants, daycare, shopping, and hotels.





Corporate Neighbors

BLUBOX
mercury

mks
Technology for Productivity

Sifos®
Technologies

tierpoint

VICOR

Dining Options

CHARACTERS
sports bar & club

The Bistro PLUS

CHATEAU
ITALIAN KITCHEN • BAR
Est. 1933

chili's
GRILL & BAR

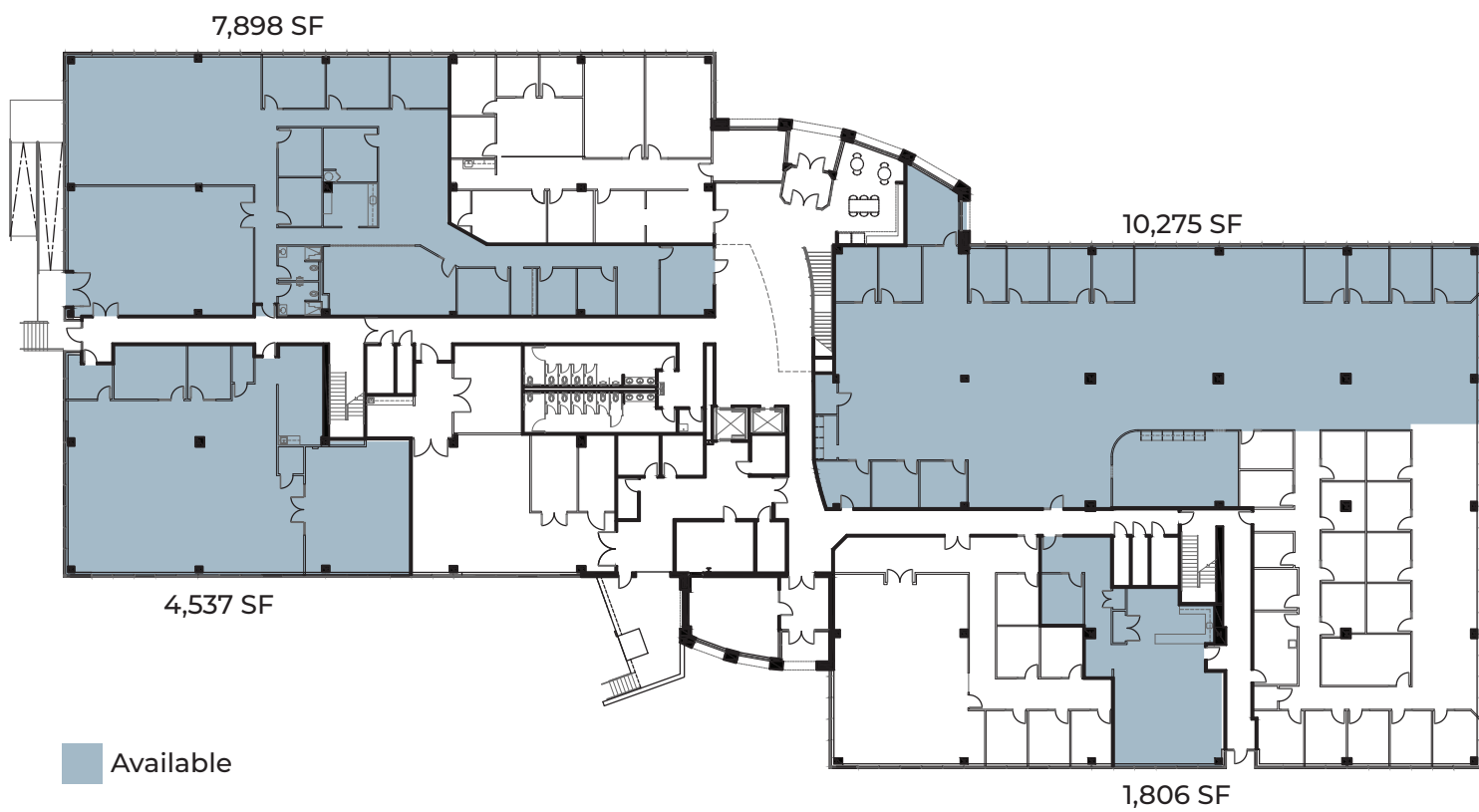
Andiamo



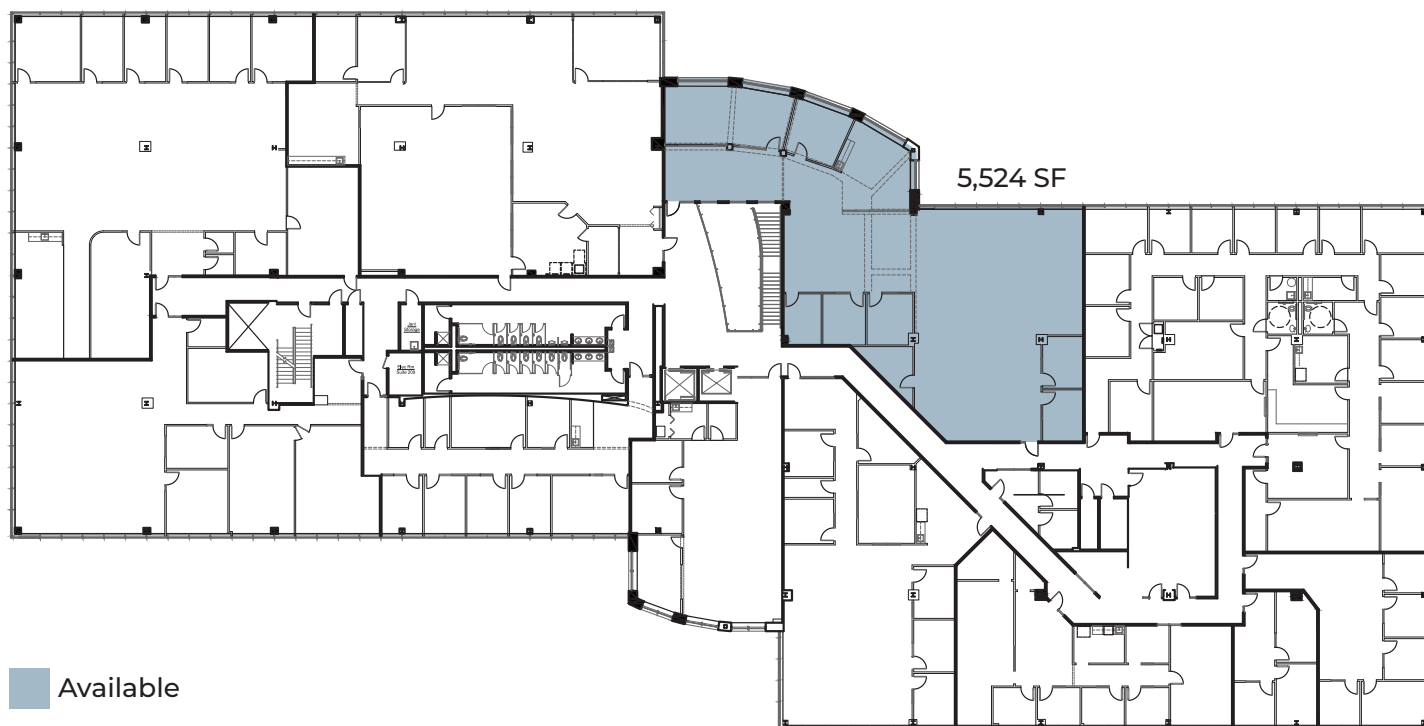
Conveniently located off I-93 at Exit 42, just north of I-495, 40 Shattuck Road is on the corner of River Road in a well-known corporate neighborhood. The property offers convenient access to major highways, meticulously landscaped grounds, and proximity to shopping and dining options.

- 2 miles to I-495, 6 miles to I-93
- 28 minute drive to Logan Airport
- 30 minute drive to downtown Boston

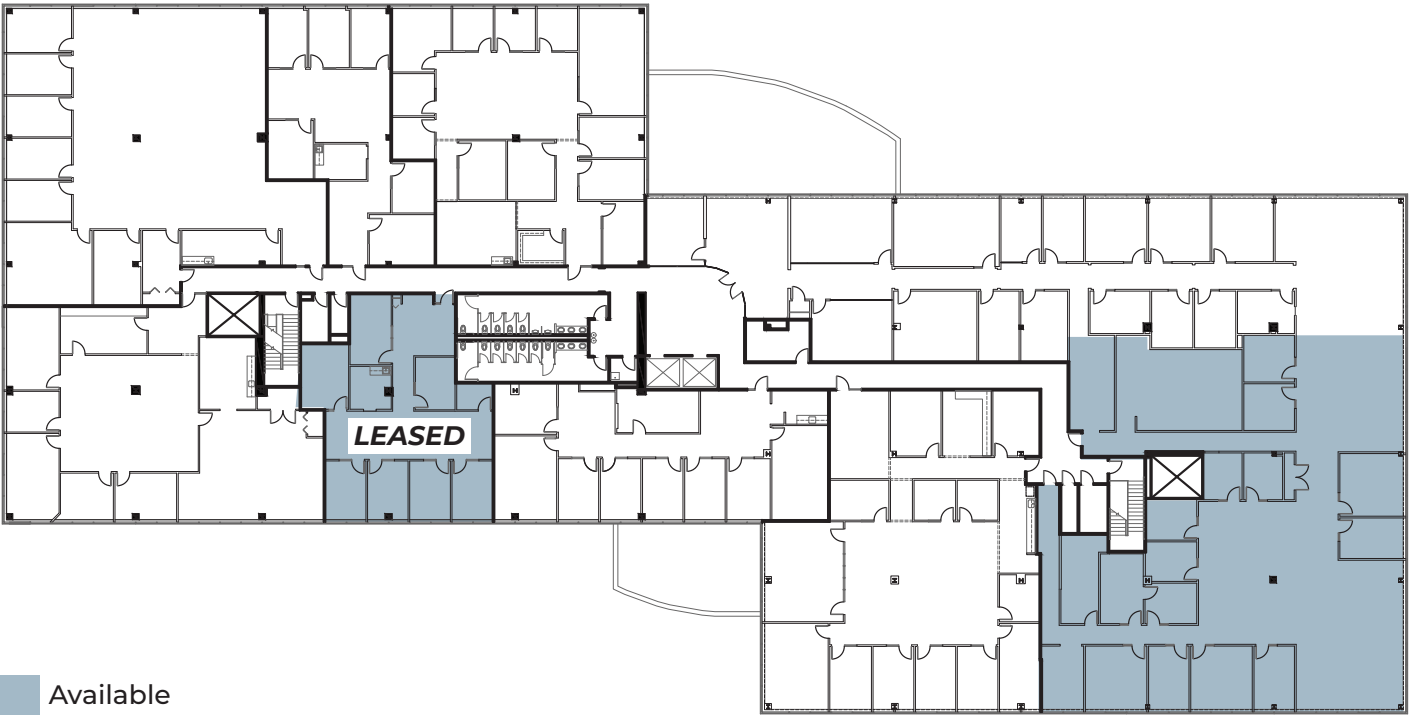
First Floor



Second Floor



Third Floor



7,123 SF



**Year Built:**

- 2001

Finished Ceiling Height:

- First floor – 10' - 0"
- Second & third floor – 9'-0"

Elevator Specs:

- One passenger, 3000 lbs. & One freight, 3,500 lbs.

Electric System:

- 3,000 amps @ 480v, 3-phase 12.0 watts/sf

Loading Docks:

- 1 tailboard dock with leveler

Parking Ratio:

- 3+/1,000 SF

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For leasing information:

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