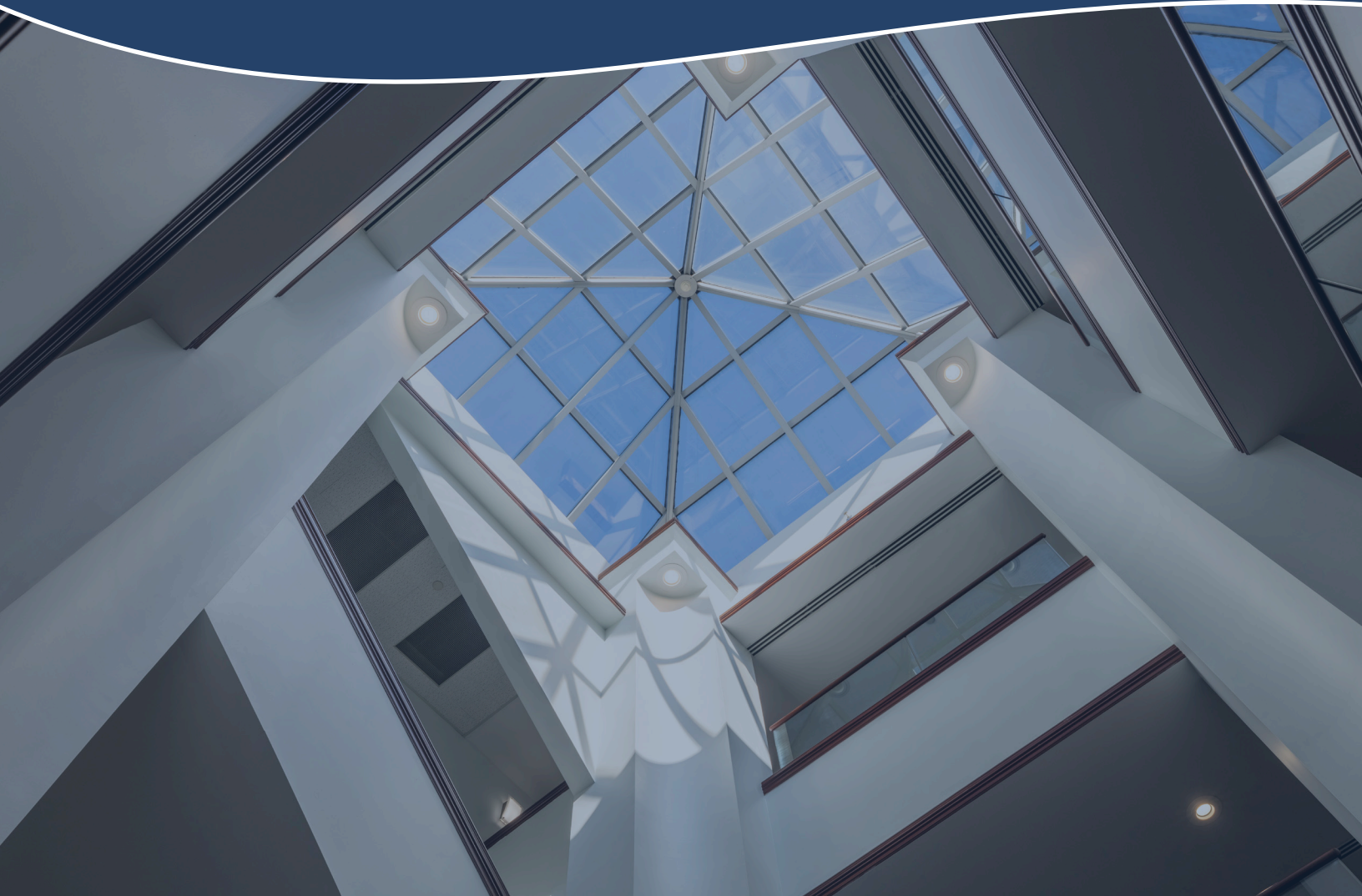




**NEW ENGLAND**  
Business Center

**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 OVERVIEW



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.



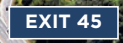
Andover Children's Academy located at 15 NEBC and Lucky Dog nearby



Merrimack Valley Regional Transportation Authority (MVRTA) at 10 NEBC



PROMINENT  
CORPORATE  
NEIGHBORS



# NEBC HIGHLIGHTS & FEATURES



10

## 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

## 15 NEBC

**Building Size:** 5,288 SF

**On Site Daycare Facility**





18

**18 NEBC**

**Building Size:** 52,000 SF Build to Suit

**Type:** Free standing flex/GMP facility

**Loading/Power:** Based on tenant needs



35

**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 NEBC AMENITY & WELLNESS CENTER

AN 18,000 SF AMENITY EXPERIENCE  
UNLIKE ANY OTHER



## 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





# NEW ENGLAND

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## Business Center

**FOR MORE INFORMATION, PLEASE CONTACT:**

**CHRIS CURLEY**  
617.457.3211  
ccurley@hunnemanre.com

**KEN OPPENHEIM**  
617.417.3301  
koppenheim@hunnemanre.com

303 Congress Street, Boston, MA 02210 | 617.457.3400 | [www.hunnemanre.com](http://www.hunnemanre.com)

