

# 63 PARK | ANDOVER, MA 01810

## OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE



### PROPERTY HIGHLIGHTS

- Renovated office and retail space in the heart of downtown Andover
- Ample municipal parking
- Professional office building with anchor medical and retail tenants
- Walkable to restaurants, retail, Town Hall, commuter rail, and more
- Professional property management

### OFFERING SUMMARY

Lease Rate:	\$29.00 - 39.50 SF/yr (NNN; MG)
Number of Units:	23
Available SF:	229 - 1,229 SF
Lot Size:	14,314 SF
Building Size:	26,281 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,358	3,318
Total Population	869	3,090	9,162
Average HH Income	\$173,640	\$189,367	\$197,398

**GARY SIDELL**

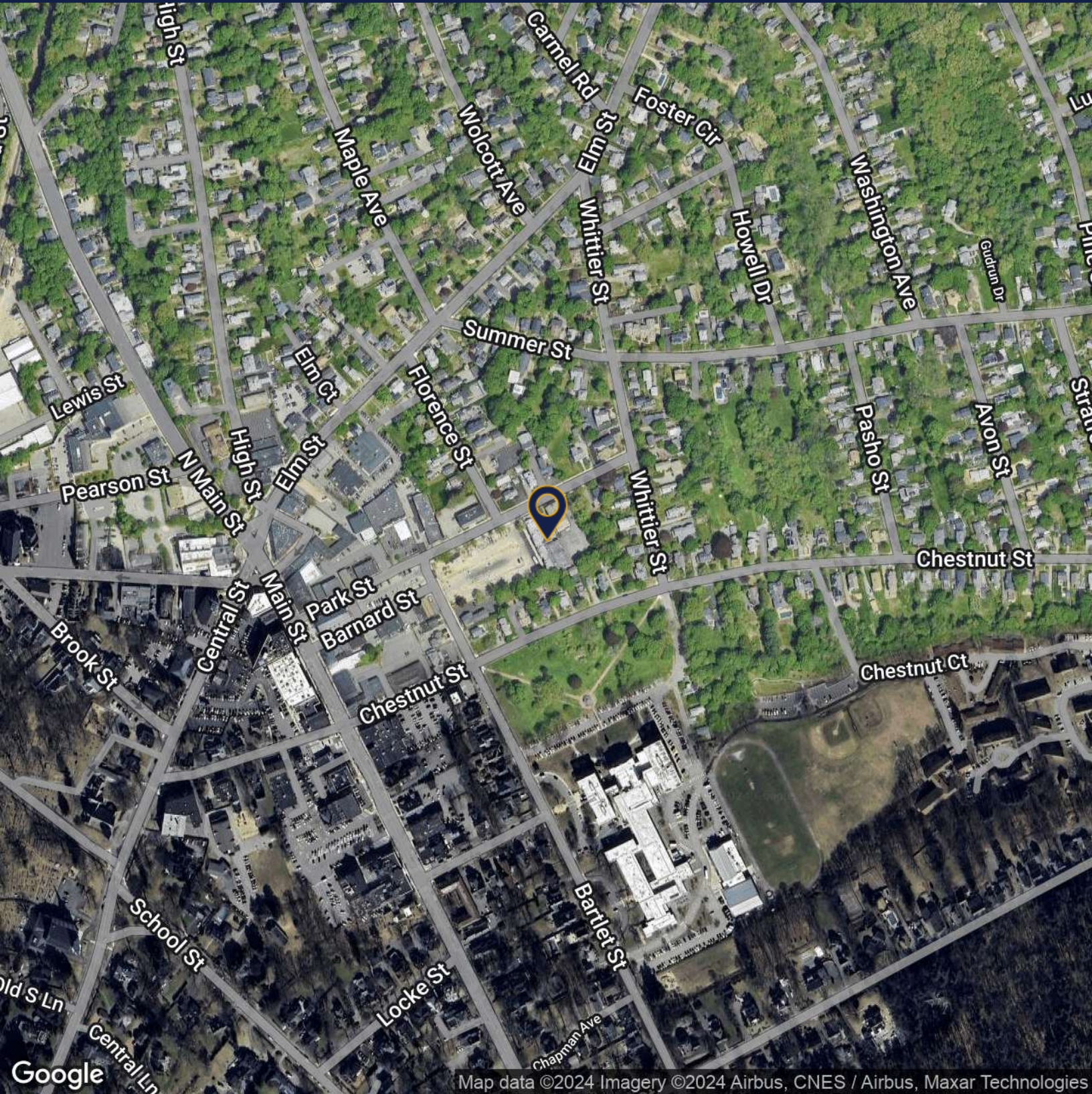
President  
978.375.7363





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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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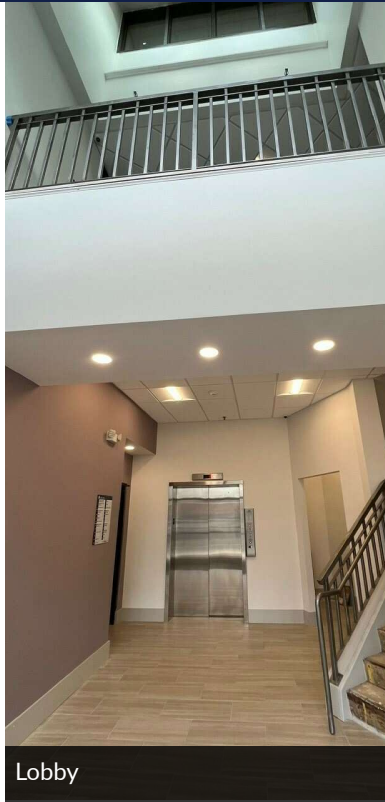


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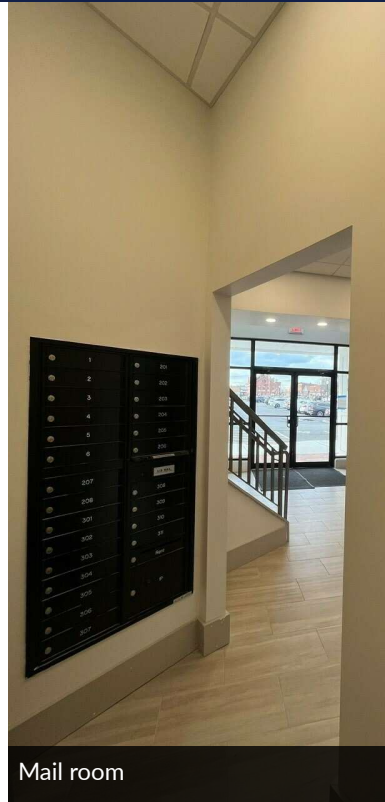
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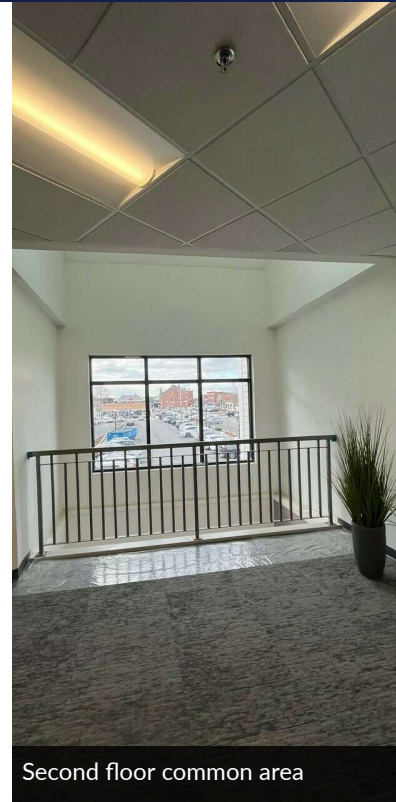
63 Park Street entrance



Lobby



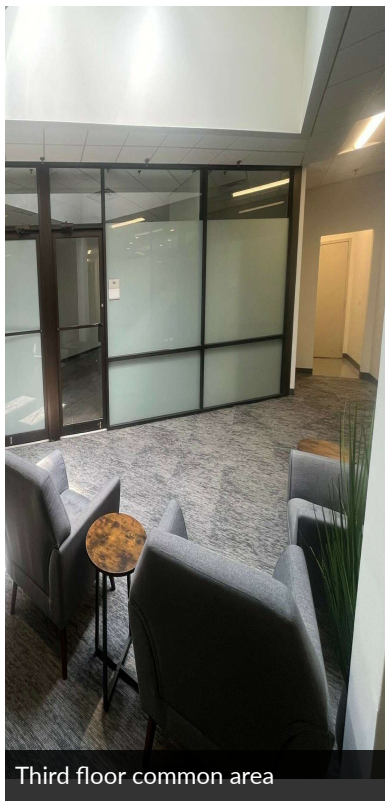
Mail room



Second floor common area



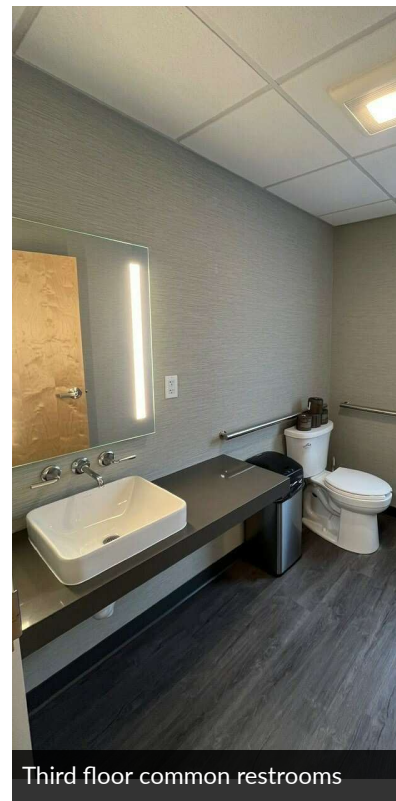
Second floor common area



Third floor common area



Third floor common area



Third floor common restrooms

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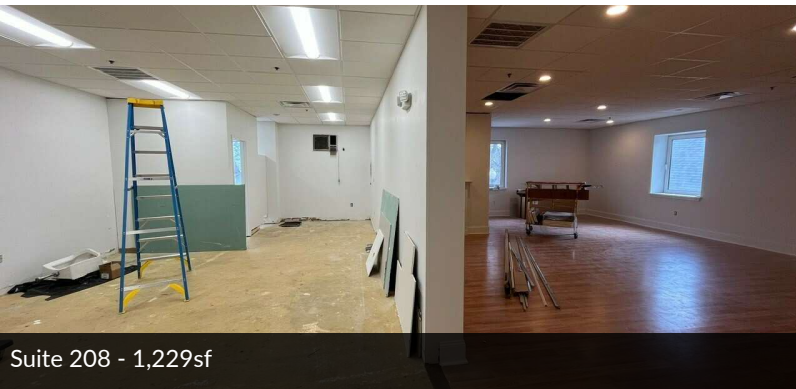
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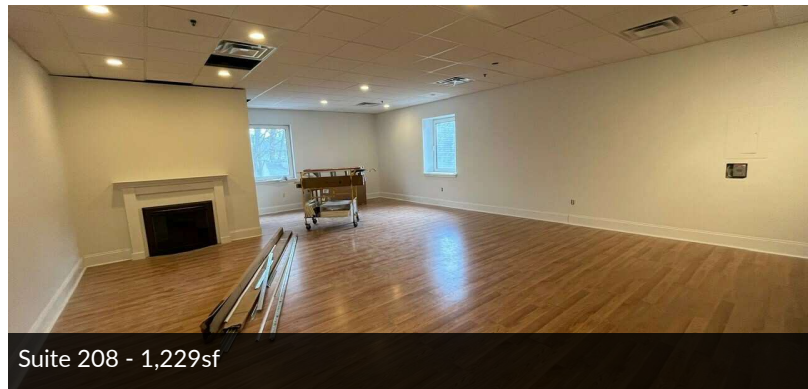
Suite 206 - 582sf



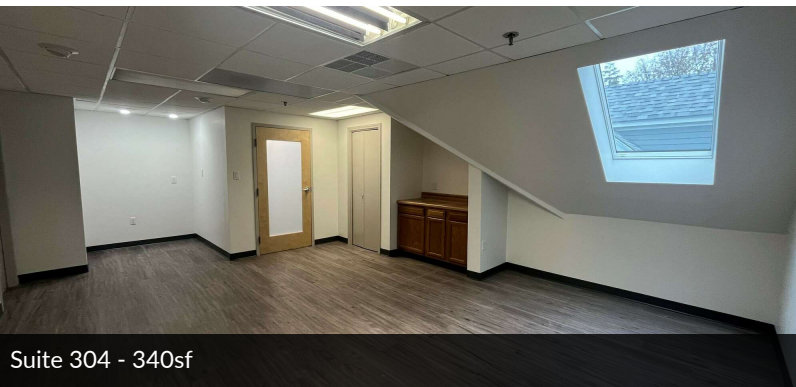
Suite 206 - 582sf



Suite 208 - 1,229sf



Suite 208 - 1,229sf



Suite 304 - 340sf



Suite 306 - 280sf



Suite 306 - view to Downtown Andover



Suite 307 - 229sf - view to Downtown Andover

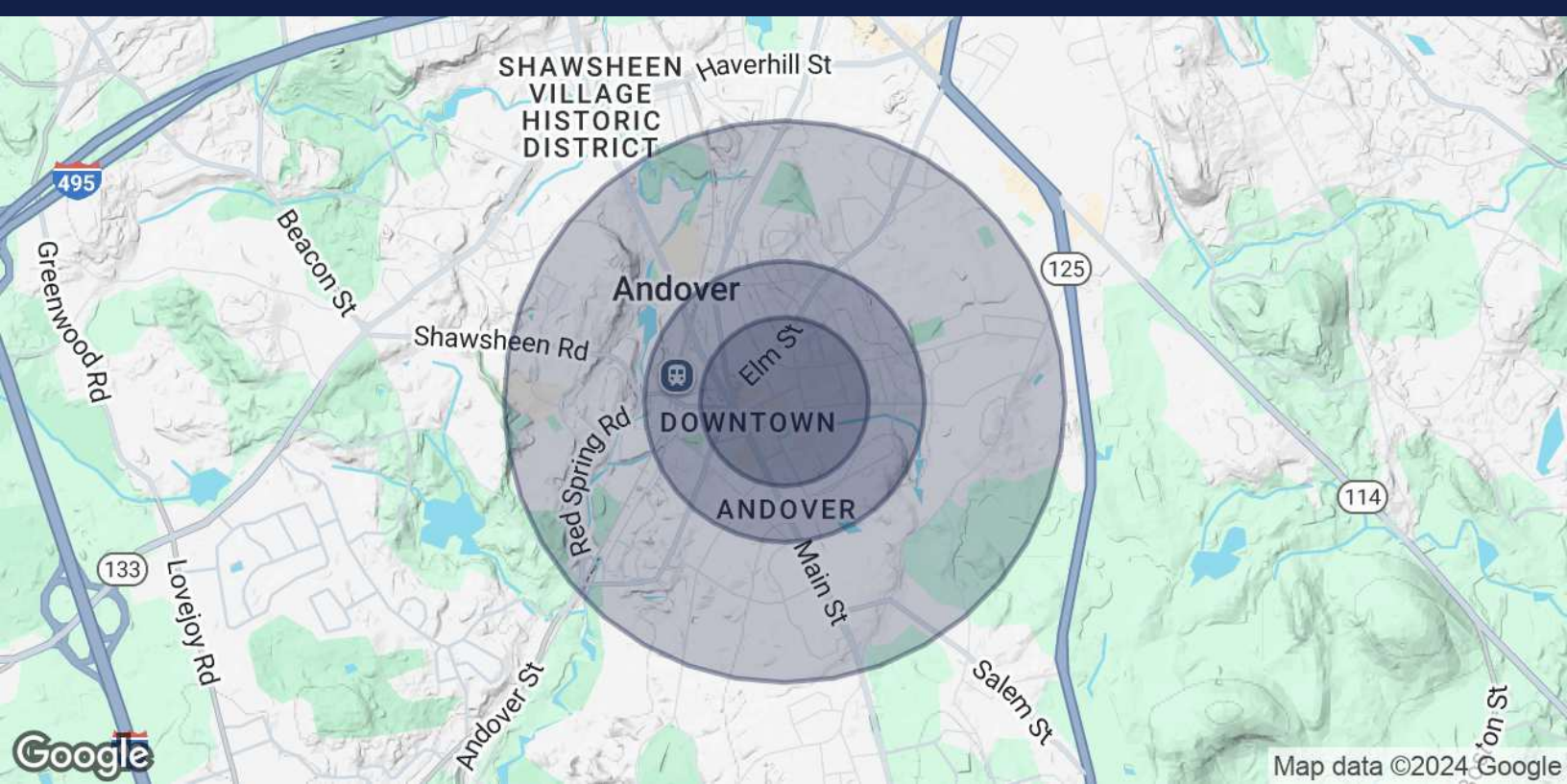
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## OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	869	3,090	9,162
Average Age	43	44	41
Average Age (Male)	42	42	40
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	398	1,358	3,318
# of Persons per HH	2.2	2.3	2.8
Average HH Income	\$173,640	\$189,367	\$197,398
Average House Value	\$872,193	\$862,565	\$850,787

Demographics data derived from AlphaMap

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## OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE

### LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	229 - 1,229 SF	Lease Rate:	\$29.00 - \$39.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	Available	582 SF	NNN	\$29.00 SF/yr	Suite 206, with 582SF, is recently renovated with new vinyl flooring, ceiling, and lighting. This suite is located on the 2nd floor featuring great visibility with frosted storefront windows and lots of natural light. This suite is situated immediately adjacent to common seating area, restrooms, and amongst other professional, and health and wellness tenants offering great referral opportunities for similar use (nail salon, med spa, or various health and wellness use). Suite 206 has existing in-suite plumbing.
Suite 208	Available	1,229 SF	NNN	\$29.00 SF/yr	Suite 208, with 1,229SF, is located on the 2nd floor with large windows and lots of natural light. This suite is situated amongst other professional and health and wellness tenants including Abbot Financial Management, Inc., Home Yoga, Chhaya Thai Spa, and Wylde and Lowe salon offering great referral opportunities for similar use (nail salon, med spa, or various health and wellness use). Suite 208 is in close proximity to plumbing and can be customized to meet tenant requirements.
Suite 304	Available	340 SF	Modified Gross	\$39.50 SF/yr	Suite 304, located on the 3rd floor, is complete with new LVT floors, a skylight with lots of natural light, new ceiling/lighting, storage, and direct access off the elevator. The entire 3rd floor, including suite 304, just underwent a complete renovation. The 3rd floor boasts a common seating area for tenant and guest enjoyment.
Suite 306	Available	280 SF	Modified Gross	\$39.50 SF/yr	Suite 306, located on the 3rd floor, is complete with new LVT floors, natural light, new ceiling/lighting, storage, and direct access off the elevator. The entire 3rd floor, including suite 306, just underwent a complete renovation. The 3rd floor boasts a common seating area for tenant and guest enjoyment.
Suite 307	Available	229 SF	Modified Gross	\$39.50 SF/yr	Suite 307, located on the 3rd floor, is complete with new LVT floors, natural light, new ceiling/lighting, storage, and direct access off the elevator. The entire 3rd floor, including suite 307, just underwent a complete renovation. The 3rd floor boasts a common seating area for tenant and guest enjoyment.

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