

99 Rosewood Drive

Danvers, MA 01923



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services



As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

99 Rosewood Drive

Danvers, MA

99 Rosewood Drive is situated within a corporate campus in Danvers, at a lit intersection on Rt.114, less than 1/2 mile from the juncture of Rt.1 and I-95. Professional Office setting with numerous amenities within the building and the park, as well as convenient access to restaurants, hotels and local amenities. Established ownership and management provide competitive lease terms and full service property management.

Chris Everest

ceverest@nordlundassociates.com

978-762-0500 x 200

Kevin Olson

kolson@nordlundassociates.com

978-762-0500 x 203

Jayson Rhuda

jrhuda@nordlundassociates.com

978-762-0500 x 205

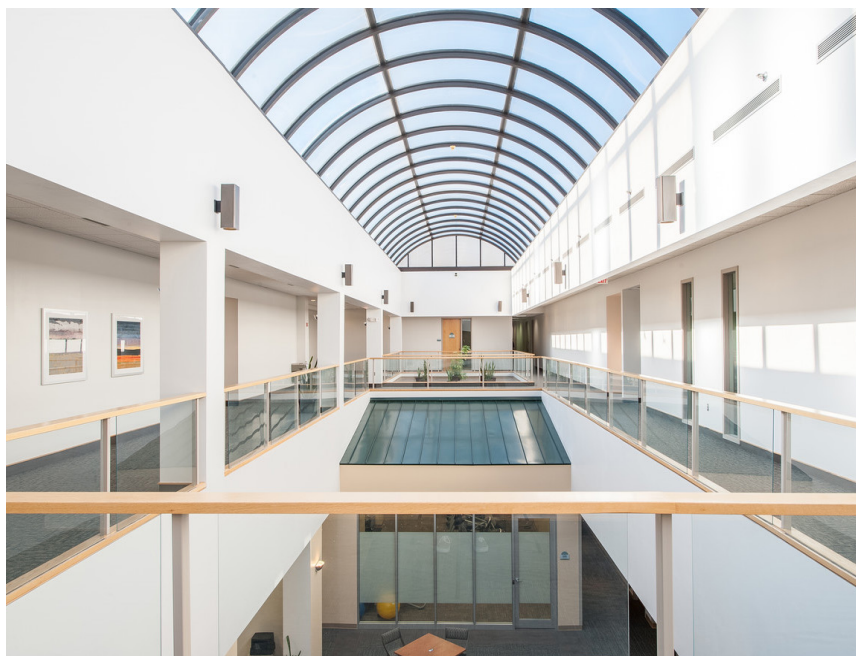
www.NordlundAssociates.com

**199 Rosewood Drive, Suite 150
Danvers, MA 01923
978-762-0500**



**NORDLUND
ASSOCIATES**

About The Property



About The Property

99 Rosewood Drive is situated in a corporate campus. Accessible to I-95, and Route 1 and 114. A two (2) story building with sky lit atrium, and ribbon windows.

Recent improvements include a large fitness center with showers, conference center, and cafe.

- Part of 4 building complex totaling approximately 1/2 million SF
- Now under new ownership & management
- Current tenants include: American Red Cross, Liberty Mutual & Cross Country Mortgage
- Asking \$18.50/SF Gross + Electricity
- Space built to suit

Features

Building Size:	72,727 SF
Floor 1:	4,258-10,353 SF
Suite 210:	2,558 SF
Suite 225:	9,161 SF
Suite 240:	4,913 SF

Recent Renovations

- Sky Light
- Cafe
- Conference Center
- Fitness Center
- Landscaping



Chris Everest

ceverest@nordlundassociates.com
978-762-0500 x 200

Kevin Olson

kolson@nordlundassociates.com
978-762-0500 x 203

Jayson Rhuda

jrhuda@nordlundassociates.com
978-762-0500 x 205





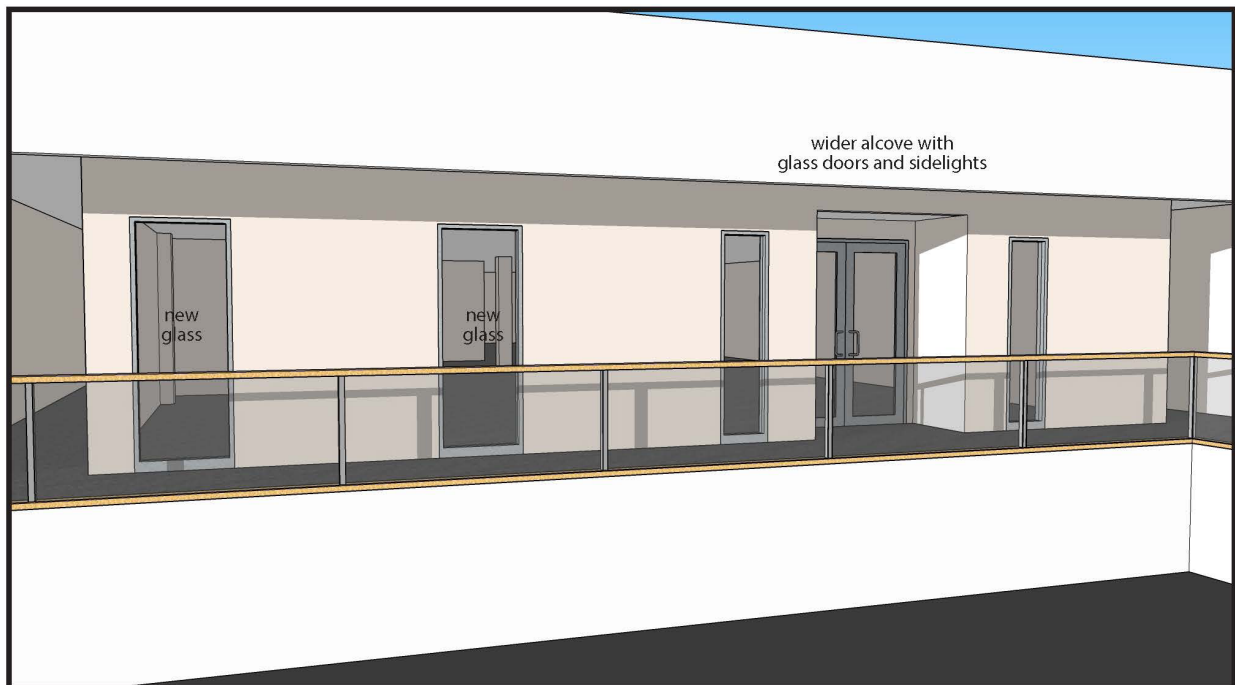
Chris Everest
ceverest@nordlundassociates.com
978-762-0500 x 200

Kevin Olson
kolson@nordlundassociates.com
978-762-0500 x 203

Jayson Rhuda
jrhuda@nordlundassociates.com
978-762-0500 x 205



Sample Exterior



99 Rosewood Dr - Suite 240 Proposed Exterior

Chris Everest

ceverest@nordlundassociates.com
978-762-0500 x 200

Kevin Olson

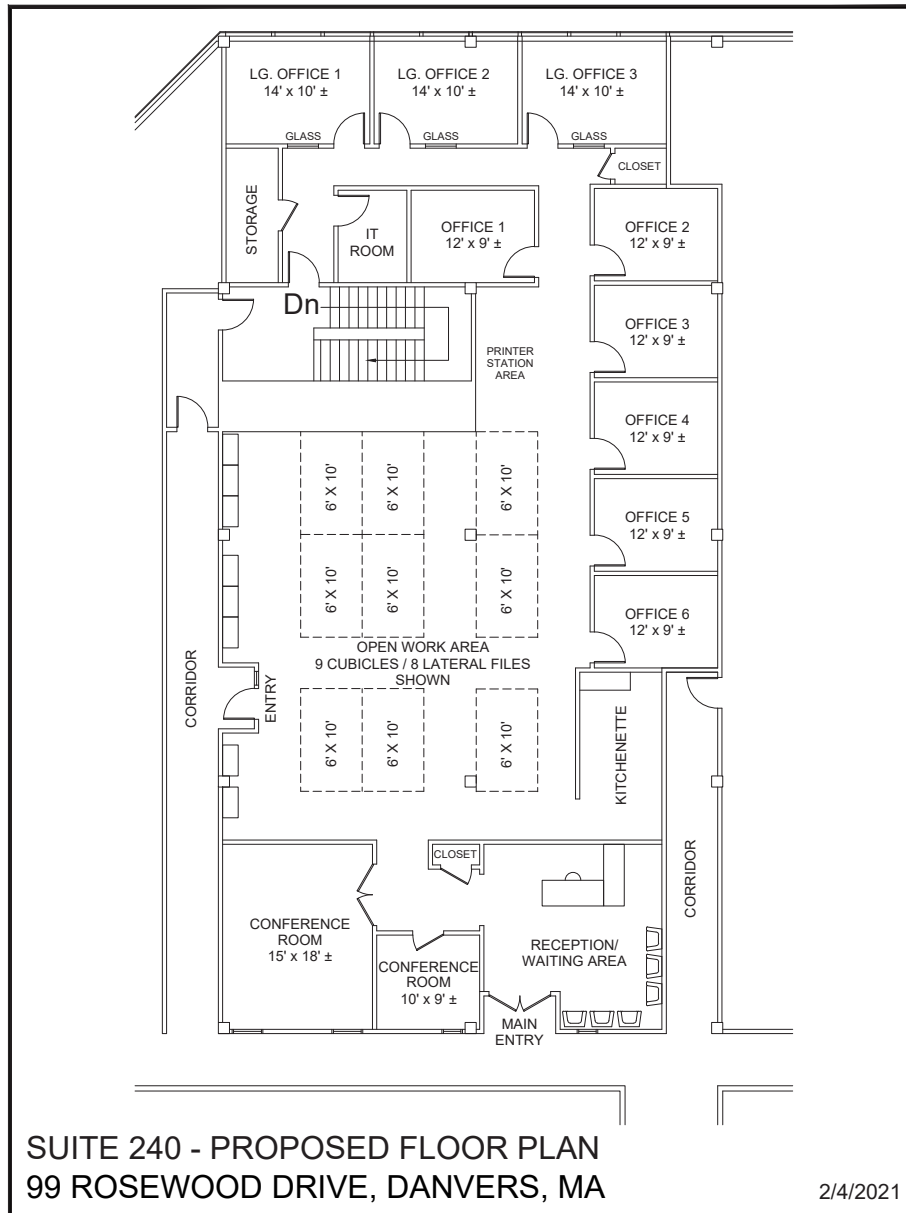
kolson@nordlundassociates.com
978-762-0500 x 203

Jayson Rhuda

jrhuda@nordlundassociates.com
978-762-0500 x 205



Sample Floor Plan



Chris Everest

ceverest@nordlundassociates.com
978-762-0500 x 200

Kevin Olson

kolson@nordlundassociates.com
978-762-0500 x 203

Jayson Rhuda

jrhuda@nordlundassociates.com
978-762-0500 x 205



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.