

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 SF/yr (NNN)
Number of Units:	23
Available SF:	829 - 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



LOCATION MAP

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Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

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BELL TOWER CRE GROUP | 130 JOHN STREET, SUITE C2, LOWELL, MA 01852 | BELLTOWERCREGROUP.COM

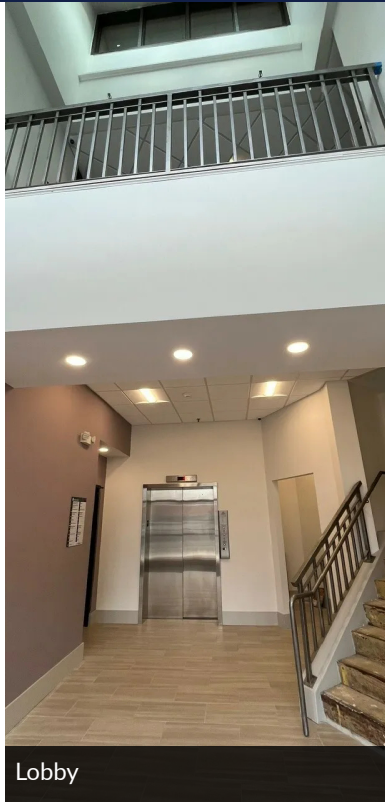
ADDITIONAL PHOTOS

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OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE



63 Park Street entrance



Lobby



Mail room



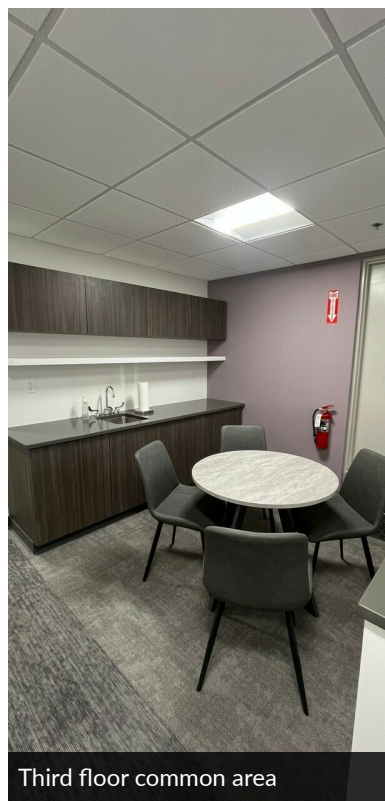
Second floor common area



Second floor common area



Third floor common area



Third floor common area



Third floor common restrooms

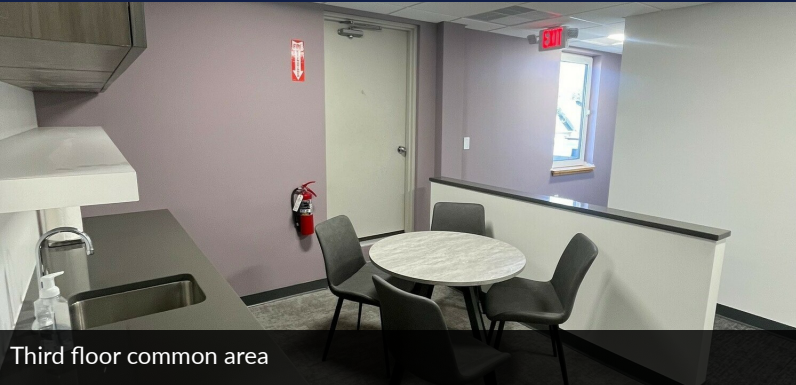
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ADDITIONAL PHOTOS

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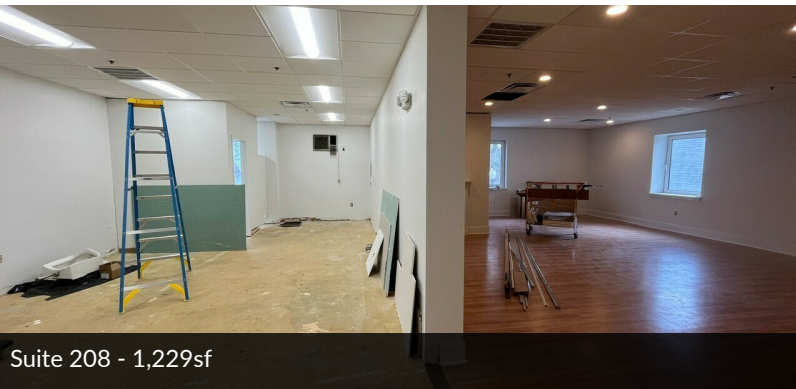
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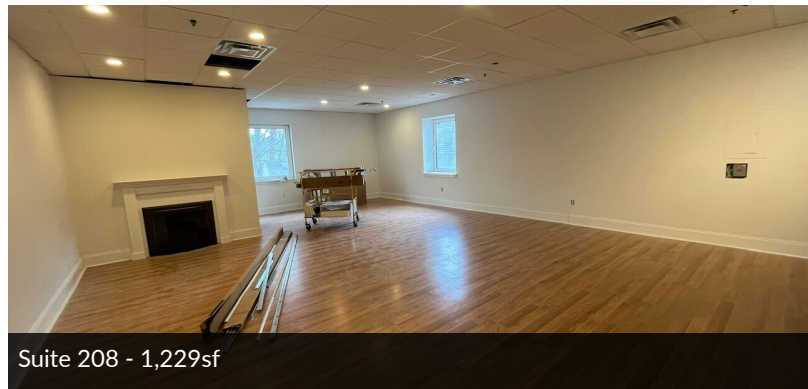
Third floor common area



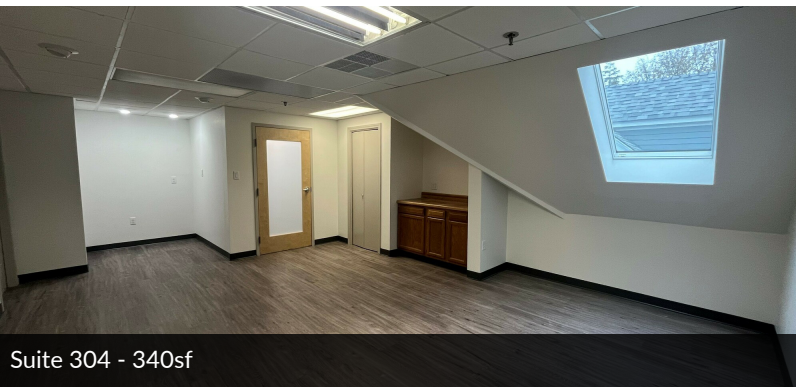
Third floor hallway



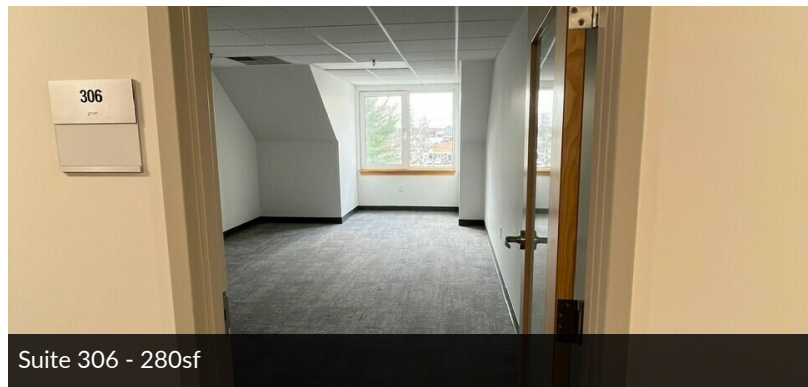
Suite 208 - 1,229sf



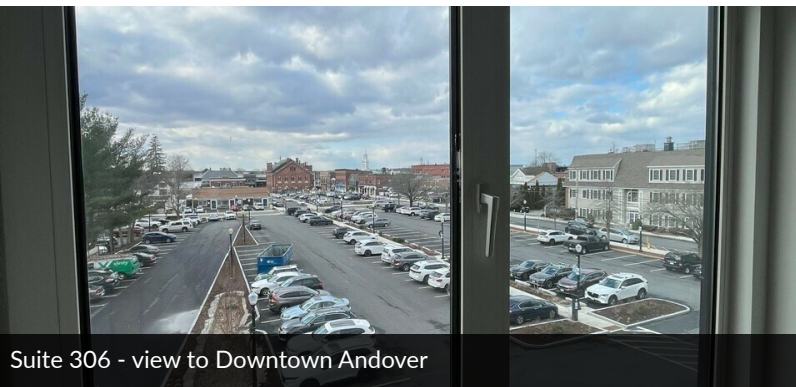
Suite 208 - 1,229sf



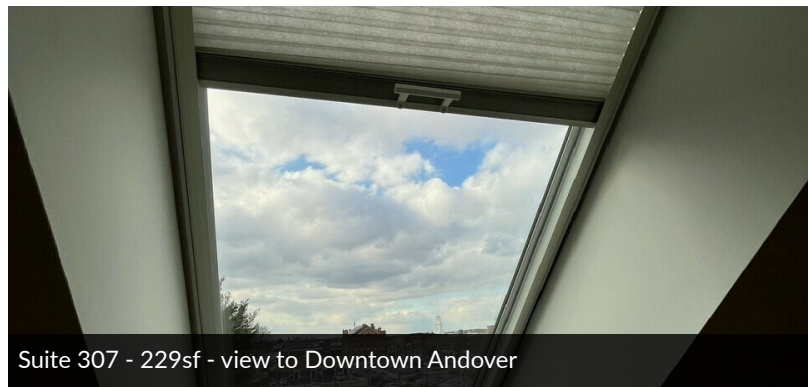
Suite 304 - 340sf



Suite 306 - 280sf



Suite 306 - view to Downtown Andover



Suite 307 - 229sf - view to Downtown Andover

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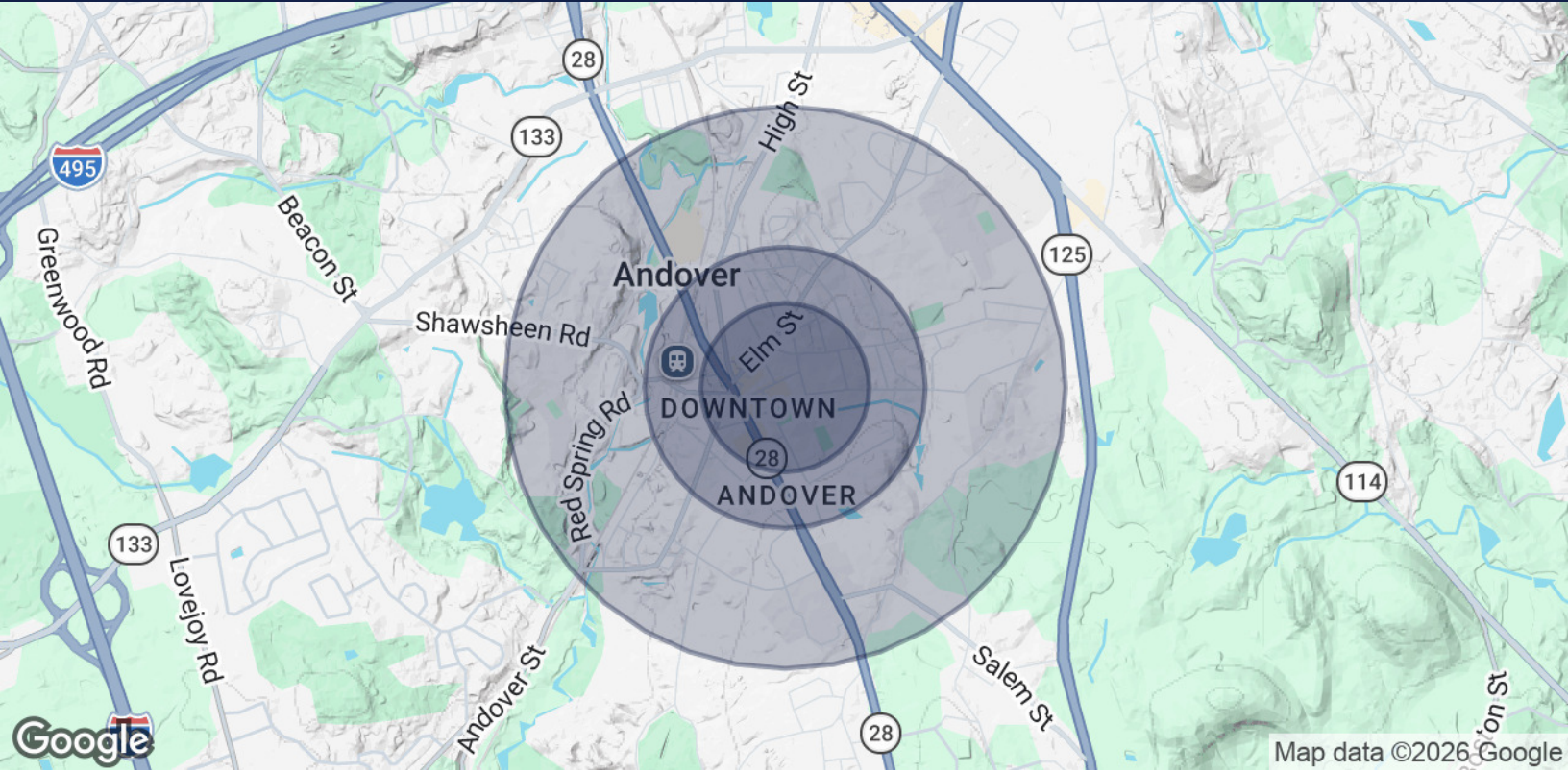
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belltower
COMMERCIAL REAL ESTATE GROUP

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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

2020 American Community Survey (ACS)

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63 PARK | ANDOVER, MA 01810**OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE****LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	12 months
Total Space:	829 - 1,229 SF	Lease Rate:	\$29 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,080 SF	NNN	\$29.00 SF/yr	<p>Suite 201 is located on the second floor of the building and is accessible by stairs only, with no direct elevator access.</p> <p>The suite features large bay windows that fill the space with abundant natural light, creating a bright and welcoming work environment. The flexible layout accommodates a variety of office users and offers an ideal blend of private offices and open workspace.</p> <p>The unit is equipped with brand-new ductless HVAC systems, providing efficient heating and air conditioning for year-round comfort. A private restroom is also located within the suite for added convenience.</p> <p>Recent improvements include new carpeting throughout the space, making it move-in ready for immediate occupancy.</p>
Suite 208	Available	1,229 SF	NNN	\$29.00 SF/yr	<p>Suite 208 offers approximately 1,229 square feet of professional office space on the second floor. The suite features large windows that provide abundant natural light, creating a bright and inviting environment for both clients and staff.</p> <p>The space is ideally suited for a variety of professional, medical, beauty, and wellness-related uses. It is located alongside an established mix of complementary tenants, including Abbot Financial Management, Home Yoga, Chhaya Thai Spa, and Wylde & Lowe Salon, creating potential referral and cross-promotional opportunities for businesses such as medical spas, nail salons, esthetic services, wellness practitioners, and other professional users.</p> <p>Suite 208 is located in close proximity to existing plumbing infrastructure, allowing for efficient customization and buildout to accommodate a tenant's specific operational requirements. The landlord is willing to consider modifications to help create a space tailored to the needs of qualified tenants.</p>
Suite 301	Available	829 SF	NNN	\$29.00 SF/yr	<p>This professional office suite offers abundant natural light through large bay windows, creating a bright and inviting work environment. The flexible floor plan accommodates a variety of office users and features a combination of private offices and open workspace.</p> <p>Recent improvements include new carpeting throughout the suite, making the space move-in ready for immediate occupancy. The unit is equipped with brand-new ductless HVAC systems providing efficient heating and air conditioning for year-round comfort, as well as a private restroom located within the suite.</p> <p>Suite 301 is situated on the third floor and is accessible via elevator. Conveniently located in the heart of downtown Andover, the property is within walking distance of local restaurants, shops, and amenities, with easy access to major commuter routes. Parking is available in the adjacent municipal parking lot for both tenants and visitors, with parking administered by the Town of Andover.</p>

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