



Office Property For Lease

138 River Road

Andover, Massachusetts

Nordlund Associates is pleased to offer for lease, 138 River Road is a 62,290 SF Office building situated on 5+ acres right off the River Street exit on I-93, a few miles north of I-495. It is a premier location in this submarket. The building is three stories and has a solid parking ratio of 3.3 spaces / 1,000sf. Walk out amenities include Dunkin Donuts, Mobil Convenience Store, La Quinta Hotel, Chili's Bar and Grill, and The Chateau.

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Property Highlights

- Close Proximity to Major Highways (I-93, 495)
- Ample Parking
- First Class Image
- Flexible Suite sizes to accommodate larger prospect pool
- Part of the Minuteman Complex totaling over 1 million SF
- Shared access to Amenities (café, fitness center, game room) at 200 Minuteman Road

Suites Available

Building Size	62,290 SF
Floor 2	1,600 SF
Floor 2	2,493 SF
Floor 2	3,684 SF
Floor 2	13,682 SF
Total Floor 2	21,459 SF

* 13,682 SF Space
Available 10/01/2025



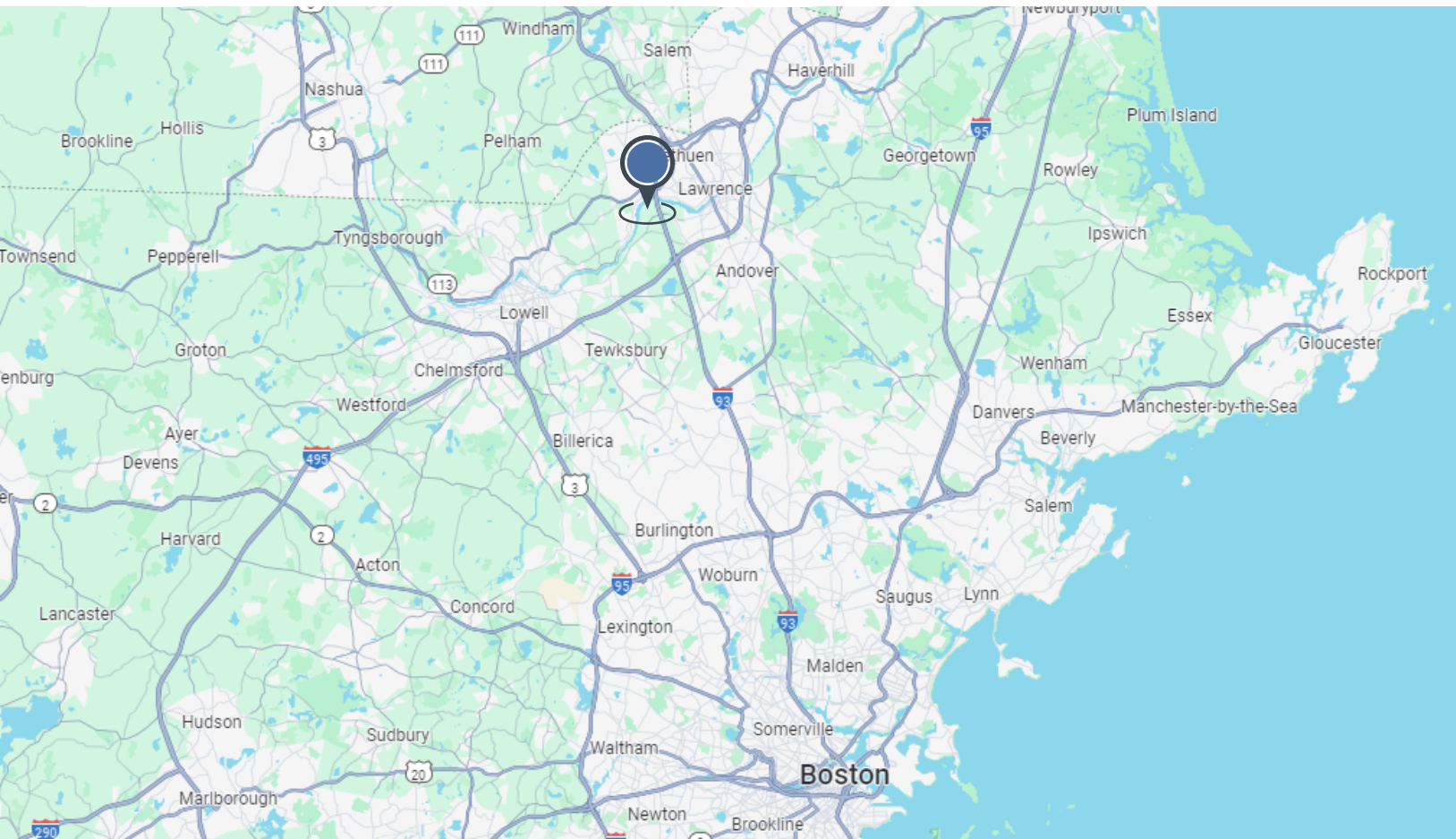
138 River Road



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Distances

I-93: **2 Minutes / .3 Miles**



I-495: **4 Minutes / 2.2 Miles**



NH Border: **6 Minutes / 4.3 Miles**



SECOND FLOOR



FOR MORE INFORMATION

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