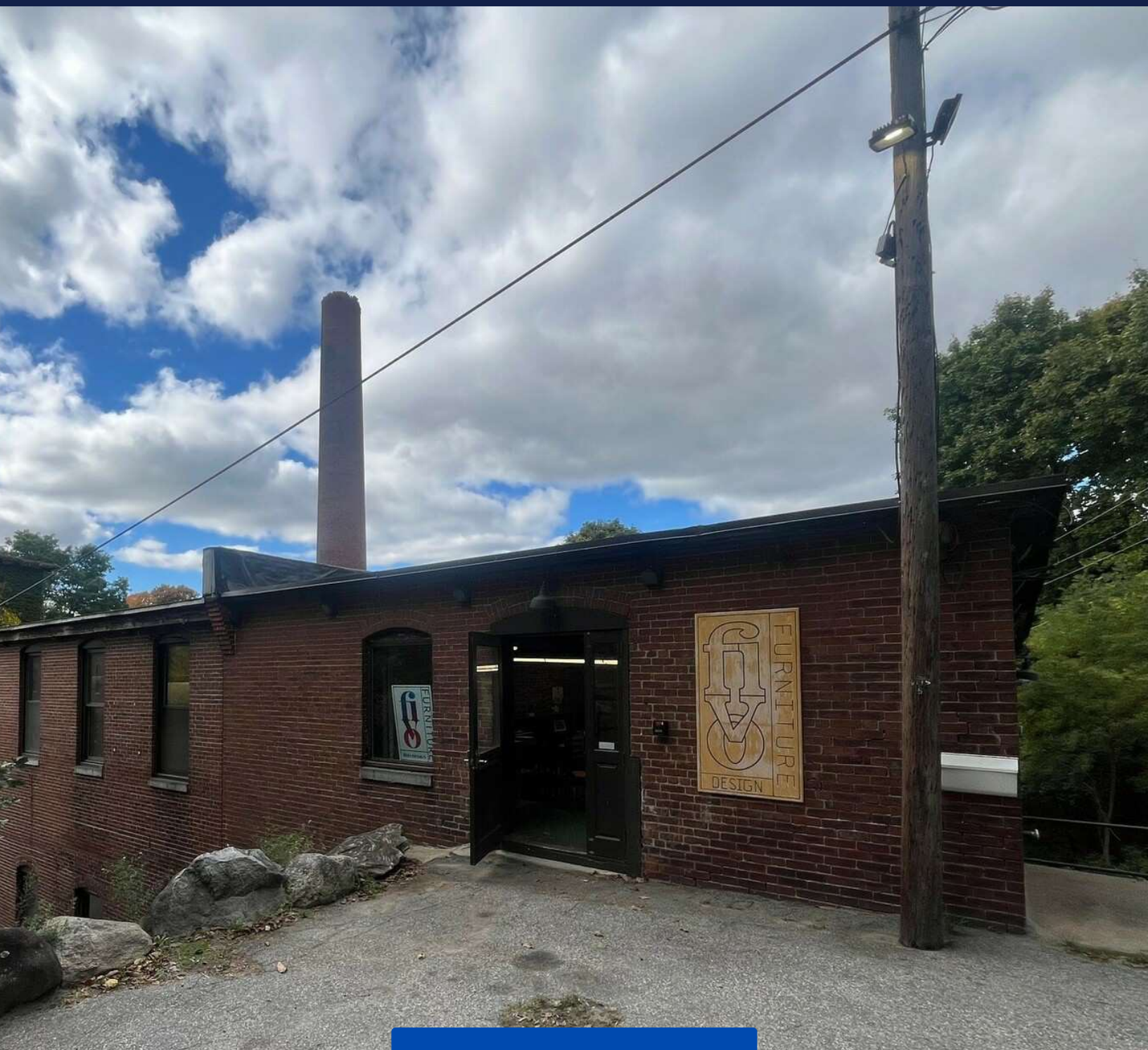


# ANDOVER ARTIST STUDIOS FOR LEASE



ANDOVER ARTIST STUDIOS FOR LEASE



**GARY SIDELL**

President

978.375.7363

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**FIVO STUDIOS**

12 Dundee Park Drive, Andover, MA 01810

# FIVO STUDIOS | ANDOVER, MA 01810

## ANDOVER ARTIST STUDIOS FOR LEASE



### PROPERTY DESCRIPTION

Welcome to fiVO Studios, Andover's latest creative arts destination!

### PROPERTY HIGHLIGHTS

- Prestigious Andover address
- Beautiful, historic mill building in Andover overlooking the Shawsheen River
- Large windows with ease of functionality
- Lots of natural light
- High ceilings
- 8ft dividing walls between artist studios with 4' - 6' of open space to ceiling
- 24/7 access
- Ability to paint/customize space with enjoyment of original white-painted brick walls
- Kitchenette with refrigerator, microwave, and dish washing sink
- Lounge (fiVO Design showroom) for socializing and lunch
- Ability to showcase art on walls in fiVO Design showroom
- Open studio events
- Additional space available to rent for private shows/exhibits/events
- Slop sink to clean supplies, brushes, etc.
- Access to 2 common restrooms
- A short distance from the commuter rail and bus

### OFFERING SUMMARY

Introductory Lease Rate:	\$376.00 - 396.00 per month (Gross)
Available SF:	171 - 189 SF
Building Size:	16,000 SF

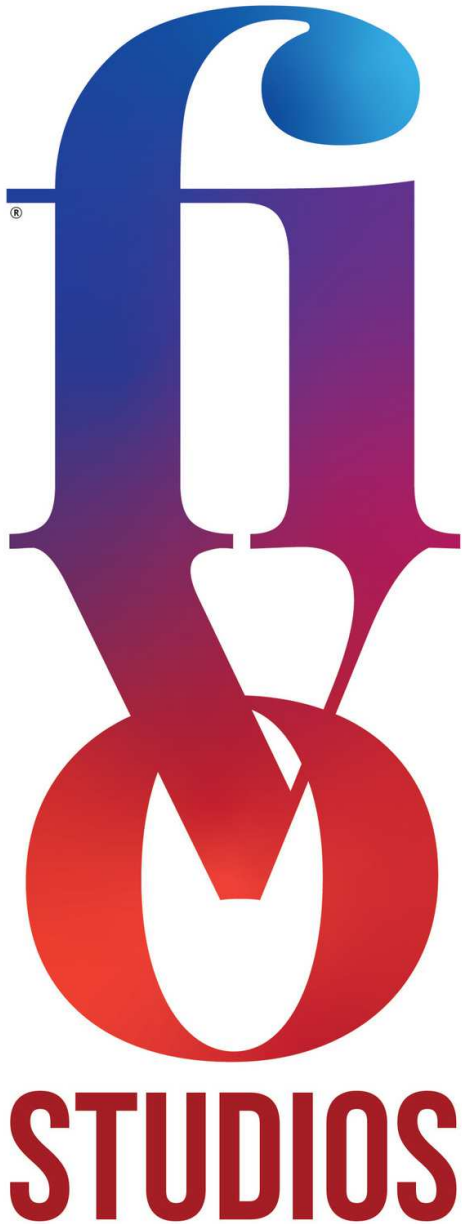
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	382	1,017	3,293
Total Population	809	2,172	7,834
Average HH Income	\$194,511	\$181,539	\$195,720

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President  
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### PROPERTY DESCRIPTION

Artist studios are now available for lease at fivo Studios, the first dedicated artisan collaborative of its kind in Andover! Discover your creative haven in the heart of the Historic Mill District and Dundee Park. Conveniently located to the commuter rail and MeVA bus service, fivo Studios is now offering studios perfect for artists seeking an inspiring workspace. Become one of the first artisans to join the fivo Studios community and take advantage of our special introductory rates.

fivo Studio's customization options allow you to tailor the space to your unique needs offering the flexibility to paint and customize your workspace just the way you like, while enjoying our original, white-painted brick backdrop original to our historic gem. All studios offer diffused lighting, resulting from the combination of large windows, LED lighting, and the height of our 8' partition/privacy walls relative to our 12' to 14' ceilings. The combination and design of these desirable elements are strategic to promote a balanced and consistent light spread throughout the space.

Now offering standard studio sizes ranging from:

- Up to six (6) north-facing 180sf studios
- Up to five (5) 189sf interior studios
- Up to three (3) 171sf south-facing studios

Need more room to create? Take advantage of our option to combine multiple studios to customize a larger space. Whether you're looking to expand your artistic practice or collaborate with others, fivo Studios provides unmatched versatility. Please note, the floor plan presented here is a draft concept. Studio sizes are offered with the option to expand only while space is available.

Don't miss this opportunity to secure and customize your studio while availability exists. Contact us today to schedule a tour and envision your next masterpiece coming to life in this exceptional, collaborative, and long-awaited hub for creativity and artistic collaboration in the area.

Alternate Contact Information:  
Jeana DeBenedetto, Sales Agent  
978-251-5775  
jeanad@belltowercregroup.com

To celebrate the launch of fivo Studios, an open house event will be held on Thursday, September 26, from 4-7 pm. Local artists and community members are invited to explore fivo Studios, meet the owners/operators of fivo Studios, Deanna and Stewart Junge, who are also avid artisans and like-minded "makers", Bell Tower CRE Group representatives Gary and Jeana, and network with fellow artists. Light refreshments will be served, and applications will be available on-site. Reserve your complimentary ticket at:

<https://www.eventbrite.com/e/1008787930857?aff=oddtcreator>

Like, follow, and share the fivo Studios journey on Facebook and Instagram @fivostudios.

**PRESS RELEASE**  
**For Immediate Release**

September 5, 2024

Contact: Deanna Junge  
Director, fiVO Design  
Deanna@fiVOdesign.com  
978-304-3338



### New Artist Studios to Enrich Andover's Cultural Landscape

**Andover, MA** – fiVO Design (“fiVO”), a renowned furniture designer, manufacturer, and retailer based in Andover, is set to transform a portion of its historic mill building into vibrant artist studios, opening its doors to the local fine arts community. Dubbed fiVO Studios, this will be the first dedicated space of its kind in Andover, promising to become a hub for creativity and artistic collaboration.

Nestled along the picturesque Shawsheen River, fiVO Studios will offer artist studios of various sizes, designed to foster a supportive and thriving artistic community. The initiative aligns seamlessly with Andover's vision for expanding arts and culture in the downtown area. Paul Materazzo, the Town of Andover's Director of Planning and Land Use, expressed his enthusiasm, stating, “The transformation of the property into an artisan hub in downtown aligns perfectly with the community's vision for expanding arts & culture in Downtown Andover and builds excitement for the future of Andover's Historic Mill District. I look forward to seeing the project come into fruition and being a resource for the community.”

Conveniently located in Dundee Park, fiVO Studios is just a short walk from the commuter rail and MeVa bus service. Tenant artists will benefit from features such as tall ceilings, expansive windows that flood the space with natural light, and customizable studios that promote creativity, collaboration, and a sense of community. In addition, artists will have the unique opportunity to showcase their work in the adjoining fiVO Design furniture showroom and use the elegant showroom space as a tenant lounge. As the studios reach completion, owners Deanna and Stewart Junge plan to collaborate with the artists on potential programming and open studio events, further enhancing the cultural fabric of the town.

Bell Tower CRE Group has been enlisted to manage showings and the tenant application process. Gary Sidell, President of Bell Tower CRE Group, shared his excitement: “We are thrilled to be a part of fiVO Studios in Andover, featuring a new space where arts, culture, and creativity will soon flourish. This long-awaited and vibrant space for artists has always been the goal of its devoted and highly creative building owners, who have designed a platform to support the community in meaningful and dynamic ways. This concept also builds upon the foundation of Andover's already rich arts and culture community. At Bell Tower CRE Group, we are passionate about fostering community-centric initiatives like this one, and we're excited to see the space become a cornerstone of artistic expression in Andover and beyond. We look forward to seeing the ripple effect of new opportunities to surrounding properties, which we believe will be ignited by this hidden gem.”

To celebrate the launch of fiVO Studios, an open house event will be held on Thursday, September 26, from 4-7 pm. Local artists and community members are invited to explore Andover's newest art hub, meet the building owners and Bell Tower representatives, and network with fellow artists. Light refreshments will be served, and applications will be available on-site. Stewart Junge, Owner of fiVO Design, reflected on the project's journey: “This project has been a long time in the making. While we could have easily leased the space to any tenant, our commitment to the community inspired us to create something more meaningful. As lifelong makers, we understand the importance of an inspirational space that fuels creativity and positivity. Our vision is to provide that space for local artists and to support arts and culture, ensuring the Andover community can enjoy and benefit from it as well.” Follow fiVO Studios on Facebook and Instagram @fivostudios for more information.

*fiVO Design is a veteran-owned, family-run business. With 20+ years experience, fiVO has reimagined the furniture industry by designing and launching a line of innovative, stylish modular furniture that meets the demands of today's consumers - beautiful, functional pieces without the hassles of traditional assembly. Proudly manufactured in MA, USA, fiVO's furniture reflects a commitment to quality, sustainability, and thoughtful design. For more information, visit [www.fiVOdesign.com](http://www.fiVOdesign.com), follow us on Facebook and Instagram @fiVO\_design or call 978-470-2040.*

12 Dundee Park Drive | Andover, MA 01810 | [www.fiVODesign.com](http://www.fiVODesign.com)

**fiVO DESIGN**

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President  
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**belltower**  
COMMERCIAL REAL ESTATE GROUP



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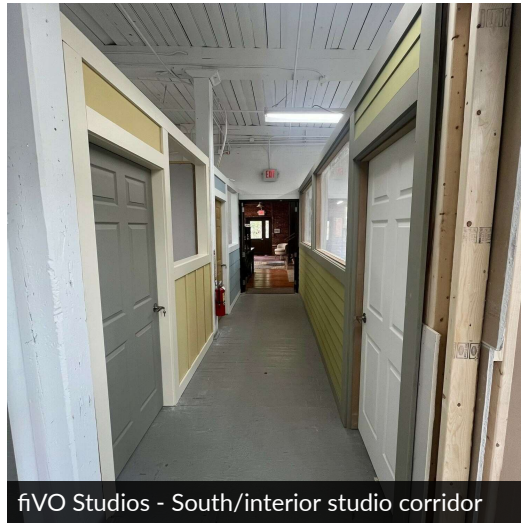
fivo Studios - South studio



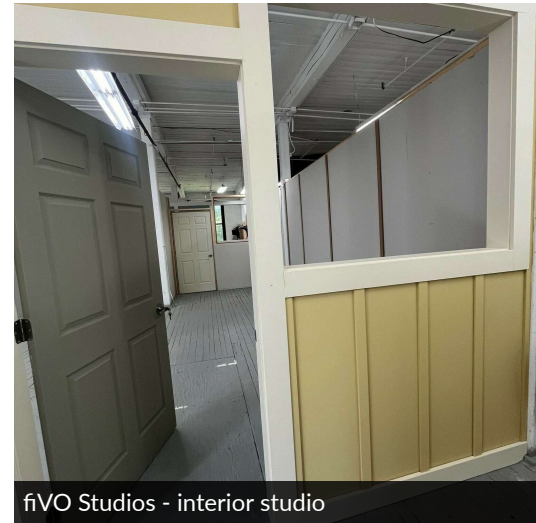
fivo Studios - South/interior studio corridor



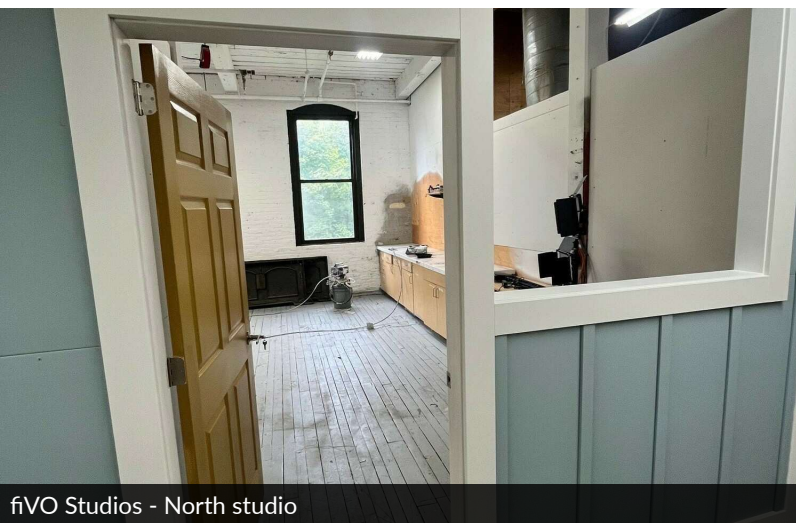
fivo Studios - interior studio



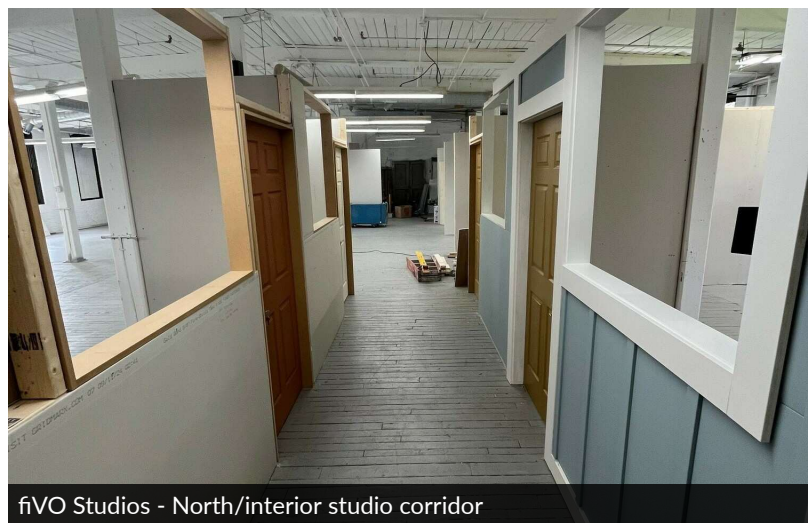
fivo Studios - South/interior studio corridor



fivo Studios - interior studio



fivo Studios - North studio



fivo Studios - North/interior studio corridor

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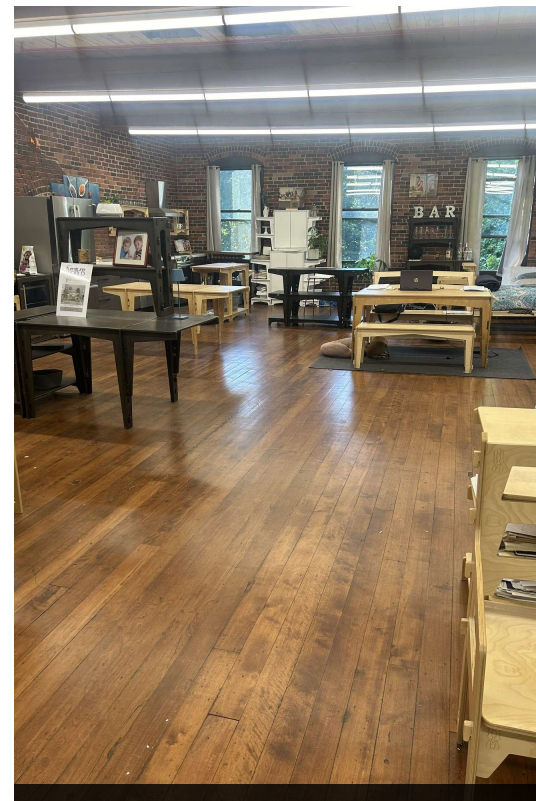
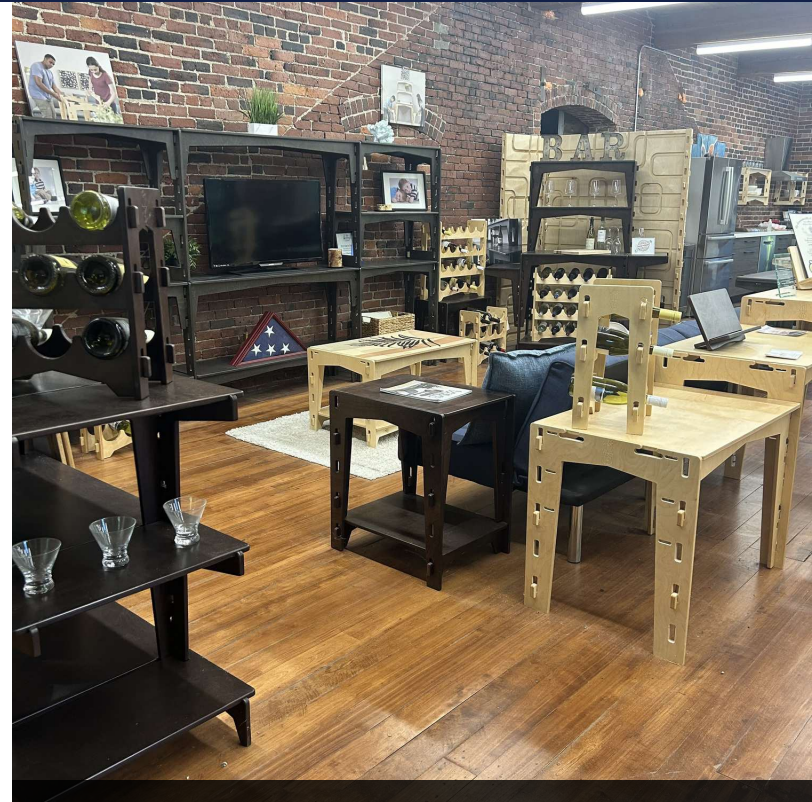


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fVO Design Showroom - offered as tenant lounge and fVO Studios showcase



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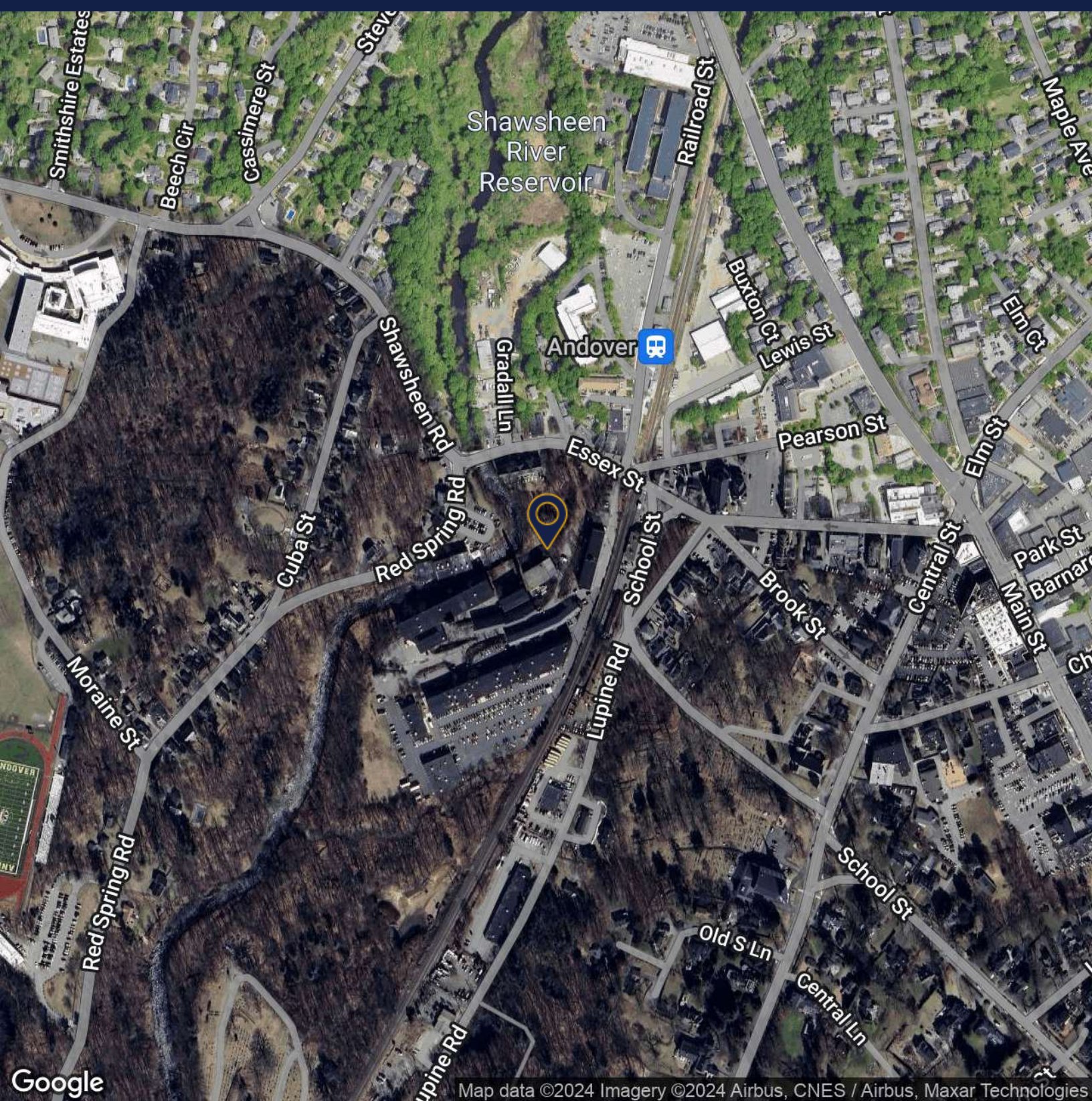


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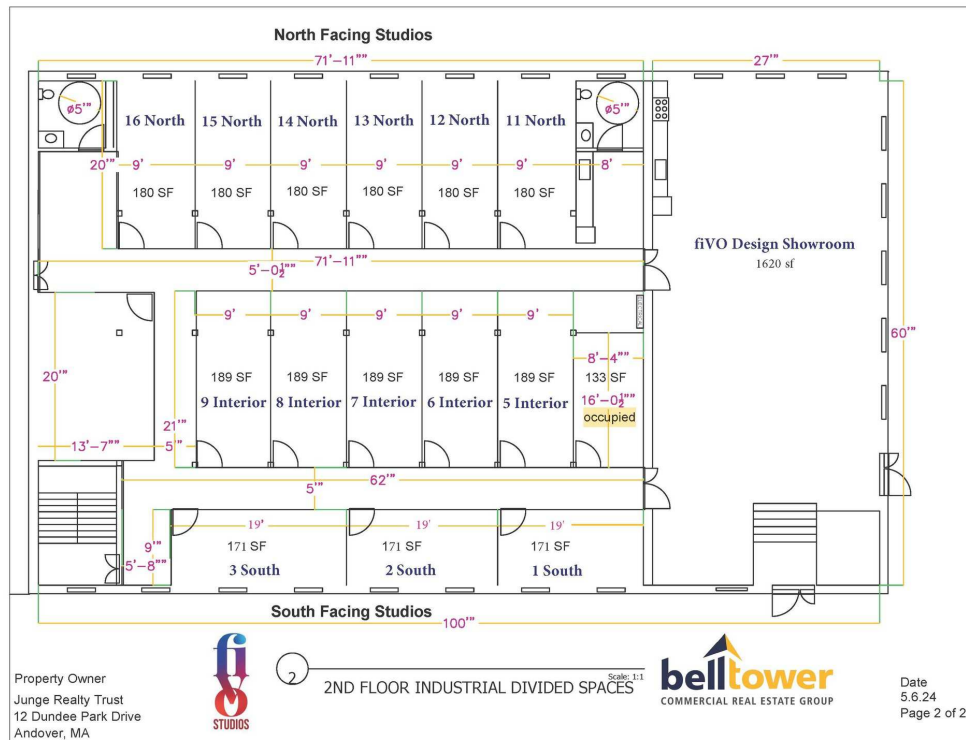


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### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	171 - 189 SF	Lease Rate:	\$376.00 - \$396.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Studio 1 South - Studio 3 South	Available	171 SF	Gross	\$376 per month	This listing reflects the offer of three (3) southern exposure studios with 171sf each, including two, fully functional windows in each space. Need more room? Take advantage of part or all of our adjacent south-facing studios with a maximum contiguous space of 513sf.
Studio 5 Interior - Studio 9 Interior	Available	189 SF	Gross	\$378 per month	This listing reflects the offer of five (5) interior studios (Studio 5 Interior through Studio 9 Interior) with 189sf each. Need more room? Take advantage of part or all of our interior studios with a maximum contiguous space of 945sf.

### GARY SIDELL

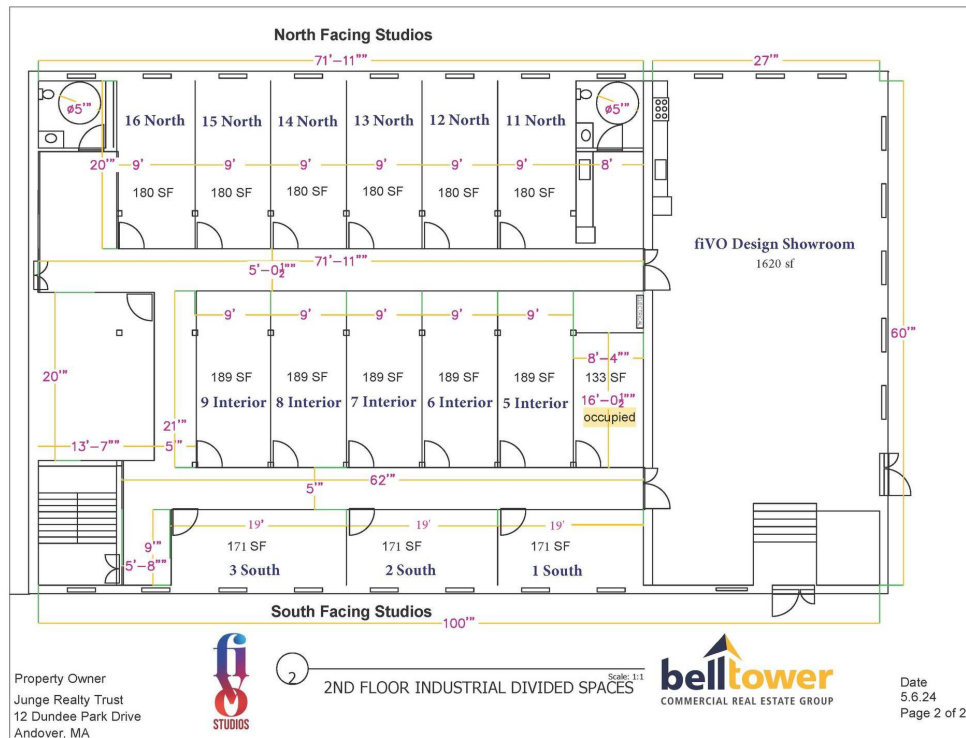
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Studio 11 North - Studio 16 North	Available	180 SF	Gross	\$396 per month	This listing reflects the offer of six (6) northern exposure studios with 180sf each, including one, fully functional window in each space. Need more room? Take advantage of part or all of our north-facing studios with a maximum contiguous space of 1080sf.
					Take advantage of our special introductory lease rates and be the first to join the fIVO Studios community while vacancy exists!

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