



For Lease

Chestnut Green at The Andovers

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575 Turnpike Street North Andover, MA

Property Highlights

- Chestnut Green at The Andovers office park consists of 3 buildings and is home to many professional office and medical tenants
- Unit 12 is 911± SF on the 1st floor and consists of private offices, open area, reception, and shared, common restrooms
- Great location less than 2 miles from I-495 at the intersection of Routes 114 & 125 boasting an AADT of 26,083± per MASSDOT 2024
- 1/2± mile from Merrimack College's main campus (undergraduate population of over 4,000 students), and directly across from the college's School of Engineering and Computational Sciences
- Adjacent to Starbucks, The Friendly Toast, Salem Five Bank, Orangetheory Fitness, Tripoli Bakery, Pita Thyme, Dawg City, and SoBol Acai Bowls

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Specifications

Address:	575 Turnpike Street
Location:	North Andover, MA 01845
Building Type:	Office/medical
Year Built:	1986
Total Building SF:	20,261±
Available SF:	Unit 12: 911±
Floors:	2
Road Frontage:	250'± on Route 114
Utilities:	Municipal water & sewer Forced hot air
Zoning:	Business 4 (B4)
Parking:	Ample on-site
Accessibility:	Located less than 2 miles from Exit 100A off I-495 at the intersection of Routes 114 & 125
Lease Rate:	\$2,150.00/month modified gross



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