



Colliers

One Elm Square, Andover, MA

Newly Renovated Office Condominium

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Accelerating success.

One Elm Square, Andover, MA

Specifications



Downtown Andover



Downtown Andover



Parking Lot



One Elm Square

Demographics

1 mile



Population
8,851



of Households
3,389



Avg HH Income
\$198,533



of Employees
7,235

3 miles



Population
70,343



of Households
24,284



Avg HH Income
\$167,068



of Employees
34,743

5 miles



Population
185,259



of Households
63,332



Avg HH Income
\$136,961



of Employees
102,680

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.



Located in the heart of downtown Andover



Highly visible



Access to public transportation



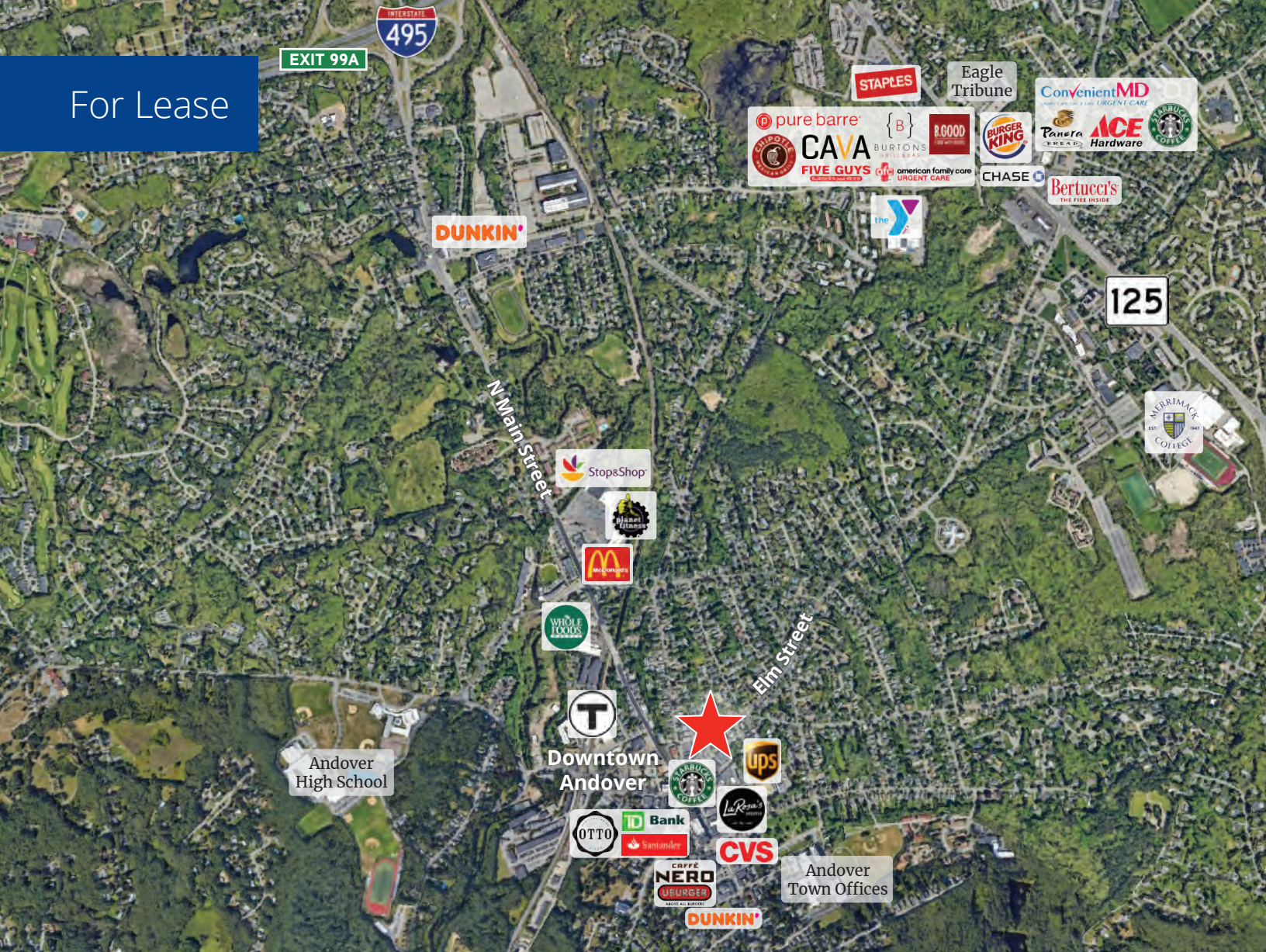
Secure building with 24/7 access

Specifications

| | |
|---------------------------|--|
| Address: | One Elm Square |
| Location: | Andover, MA 01810 |
| Building Type: | Office |
| Year Built: | 1966 |
| Total Building SF: | 39,677± |
| Condominium SF: | 1,771± |
| Floors: | 3 |
| Utilities: | Municipal water & sewer Electric mini split |
| Zoning: | General Business |
| 2024 Taxes: | \$12,074.98/annual |
| Condominium Fee: | \$600/month |
| Accessibility: | Just a short walk to the Andover commuter rail station |
| Elevators: | Yes |
| Parking: | 4 dedicated spaces |
| Lease Rate: | \$22.95 NNN |



For Lease



Property Highlights

- Move-in ready 1,771± SF office condominium available for lease on the top floor at One Elm Square situated in highly sought-after downtown Andover, MA
- Space consists of a large glass walled conference room, reception area, a full kitchenette, one private office, and common restrooms directly outside the suite
- Newly renovated with beautiful modern finishes
- Flexible open floor plan can be easily customized to fit tenants needs
- Convenient access to I-93 and I-495, providing easy connectivity to Greater Boston, New Hampshire, and beyond



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