



Colliers

One Elm Square, Andover, MA

# Newly Renovated Office Condominium

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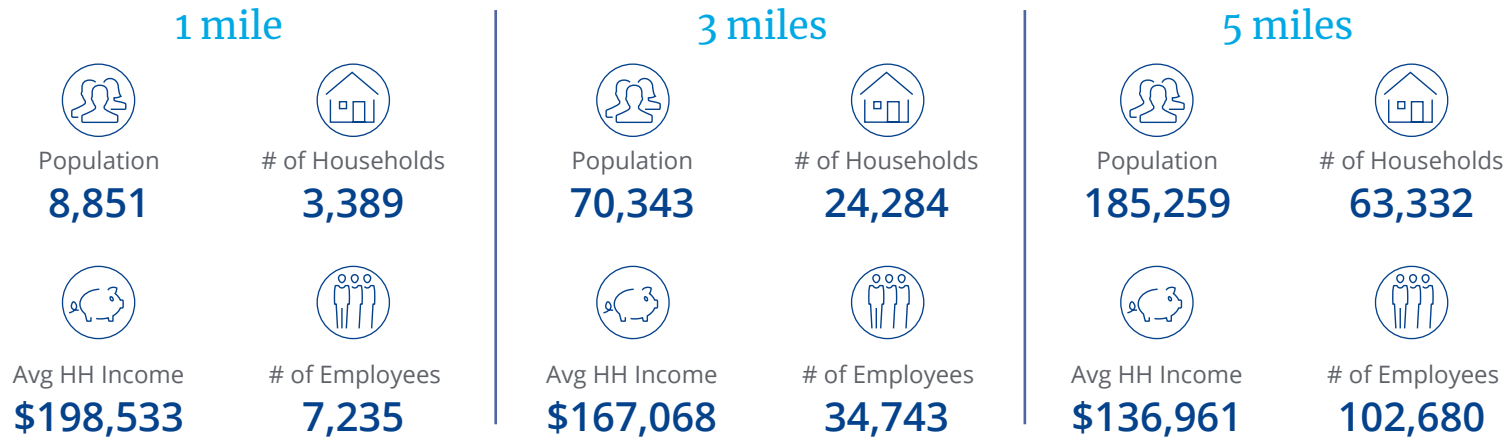
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Demographics



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
Condominium Fee:	\$600/month
Accessibility:	Just a short walk to the Andover commuter rail station
Elevators:	Yes
Parking:	2 dedicated spaces
Lease Rate:	\$30.00 modified gross



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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