

Colliers



451 Andover Street/203 Turnpike Street, North Andover, MA

# Medical/Offices for Lease

## North Andover Medical Park

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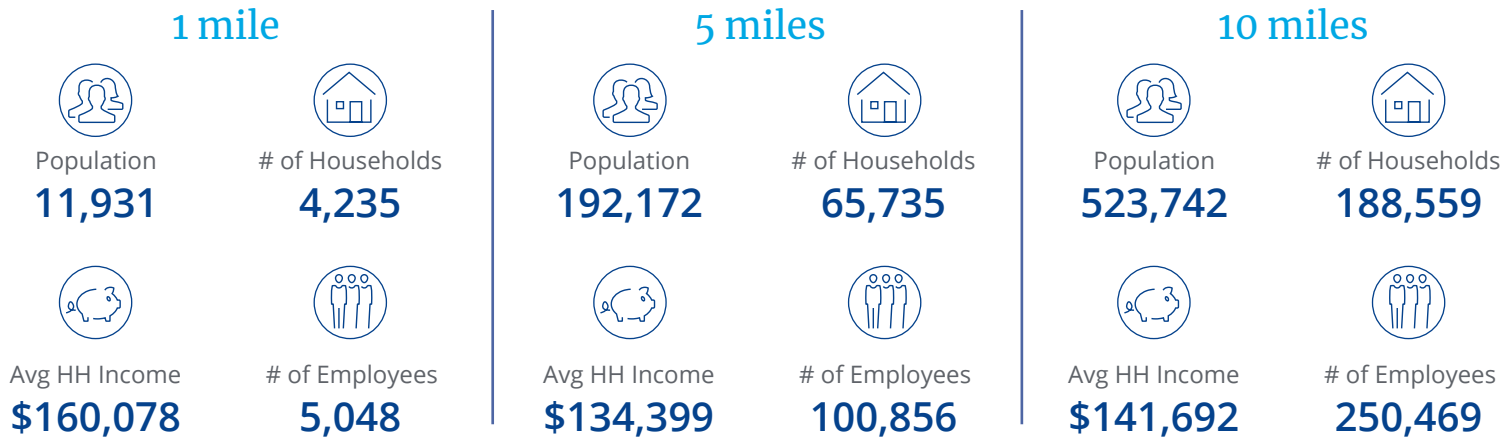


Specifications

Aerial



Demographics



Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2024.



Quick access to & from Routes 125, 114 & I-495



Highly visible



Excellent co-tenancy



Surrounding retailers include Starbucks, Friendly Toast & Chipotle



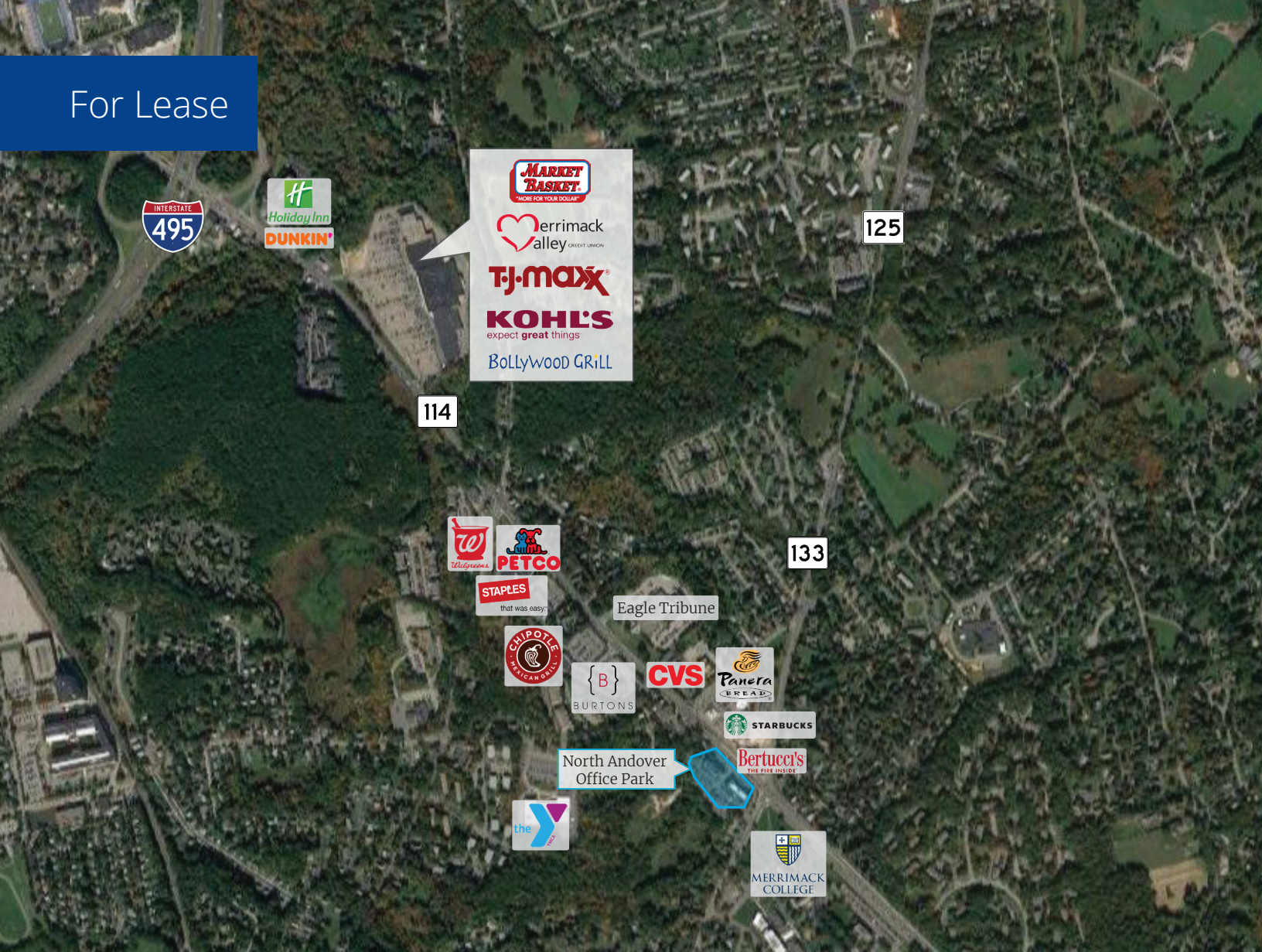
Specifications

Address:	451 Andover Street/203 Turnpike Street
Location:	North Andover, MA 01845
Building Type:	Medical/office
Year Built:	451 Andover Street: 1972 203 Turnpike Street: 1978
Total Building SF:	451 Andover Street: 54,564± 203 Turnpike Street: 82,458±
451 Andover Street Available SF:	Suite 125: 1,215± Suite 155: 548± Suite 190A: 413± Suite 195: 1,377± Suite 200: 332± Suite 211: 309±
Floors:	4
Utilities:	Municipal water & sewer FHA
Zoning:	B4
Parking:	Ample on-site
Elevator:	Yes
Accessibility:	Adjacent to Merrimack College at the intersection of Routes 125 and 114 and just over 1 mile from Exit 100A off I-495
Lease Rate:	\$24.95 modified gross





For Lease



## Property Highlights

- Medical/office condominiums available in the North Andover Medical Park in North Andover, MA
- Office park tenants include Andover Pediatrics, North Andover Auto School, Steward Medical Group Primary Care of North Andover, Northeast Oral Surgery & Dental Implant Center, Quest Diagnostics, and more
- Surrounding businesses include Bertucci's, CVS, Burton's Grill & Bar, Chipotle Mexican Grill, The Eagle Tribune, TD Bank, Starbucks, Rocky's Ace Hardware, and more
- Located adjacent to Merrimack College at the intersection of Route 125 and Route 114, boasting 41,243 AADT per MASSDOT 2024, and just over 1 mile from Exit 100A off I-495



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