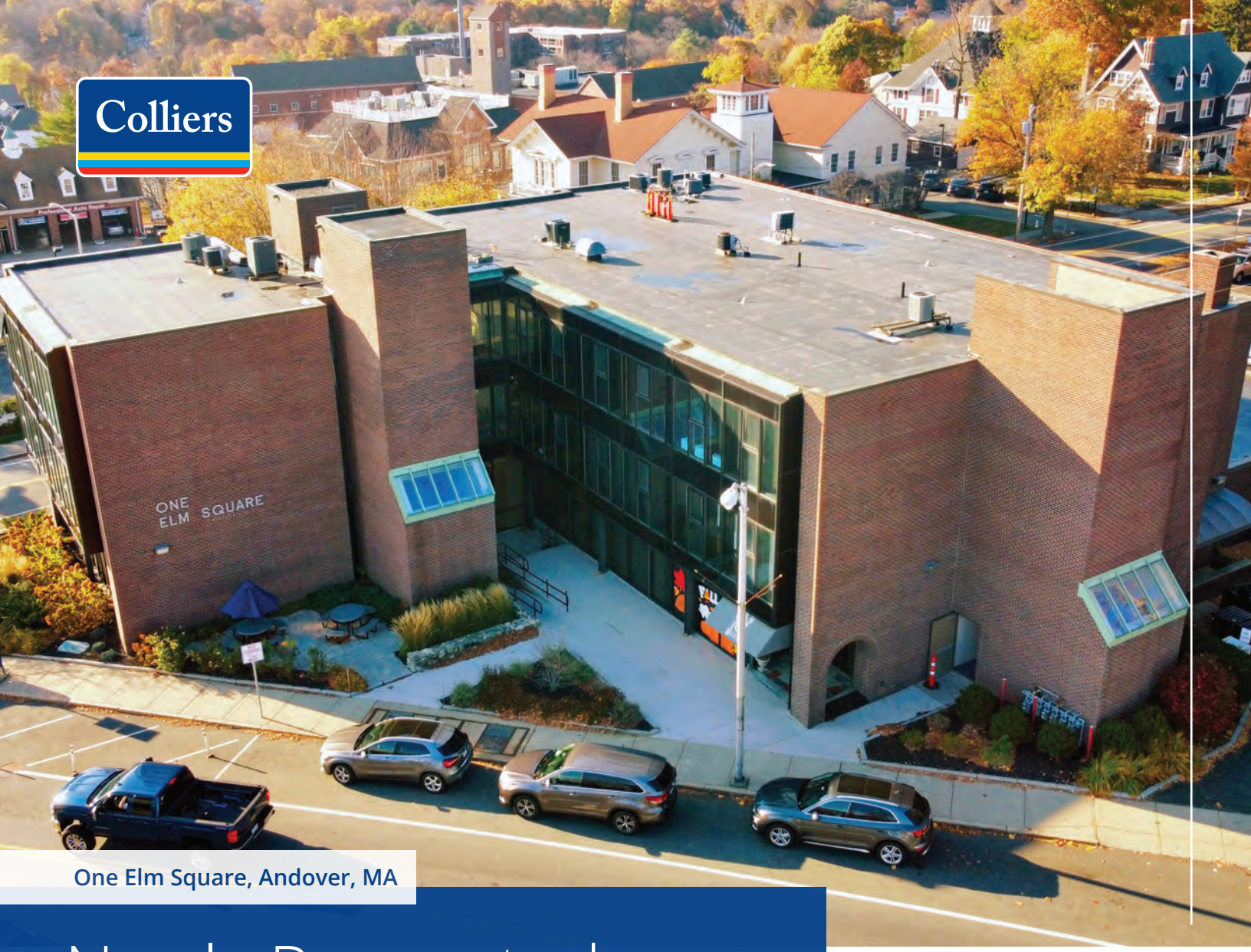

One Elm Square, Andover, MA

Newly Renovated **Office Condominium**

Andrew Robbins
Senior Associate
+1 857 366 1891
andrew.robbins@colliers.com

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

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One Elm Square, Andover, MA

Specifications

Downtown Andover

Parking Lot

Demographics

	1 mile	3 miles	5 miles
Population	8,851	70,343	185,259
# of Households	3,389	24,284	63,332
Avg HH Income	$198,533	$167,068	$136,961
# of Employees	7,235	34,743	102,680

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

Downtown Andover

Located in the heart of downtown Andover

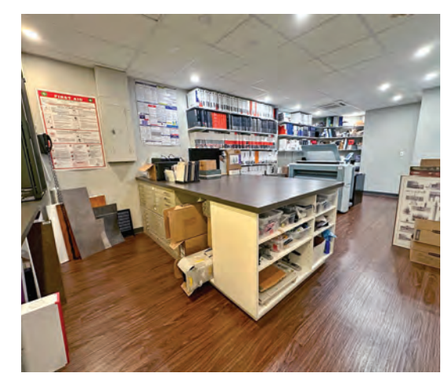
Highly visible

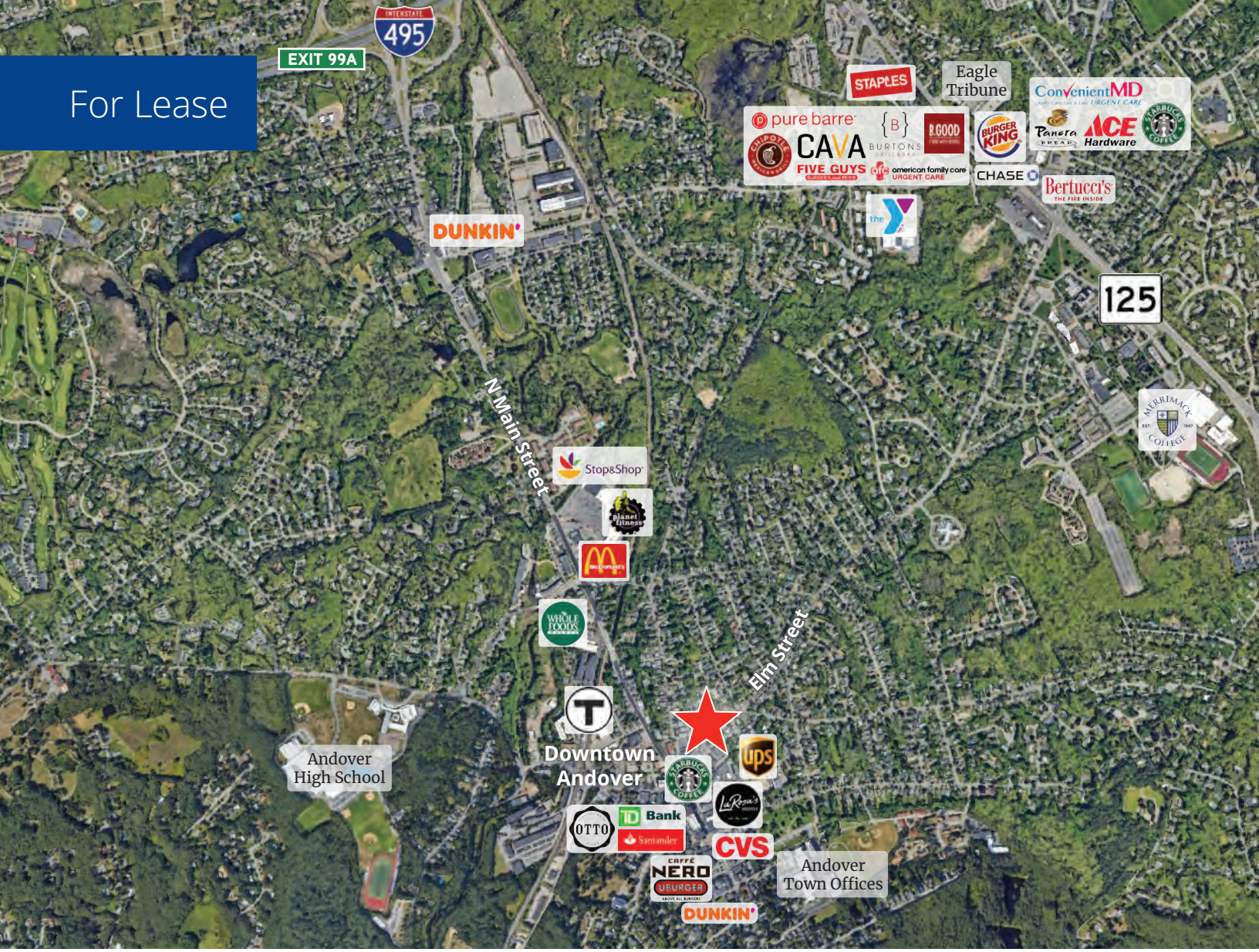
Access to public transportation

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:	$22.95 NNN





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

Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100

500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100

217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000