



Colliers

One Elm Square, Andover, MA

Newly Renovated Office Condominium

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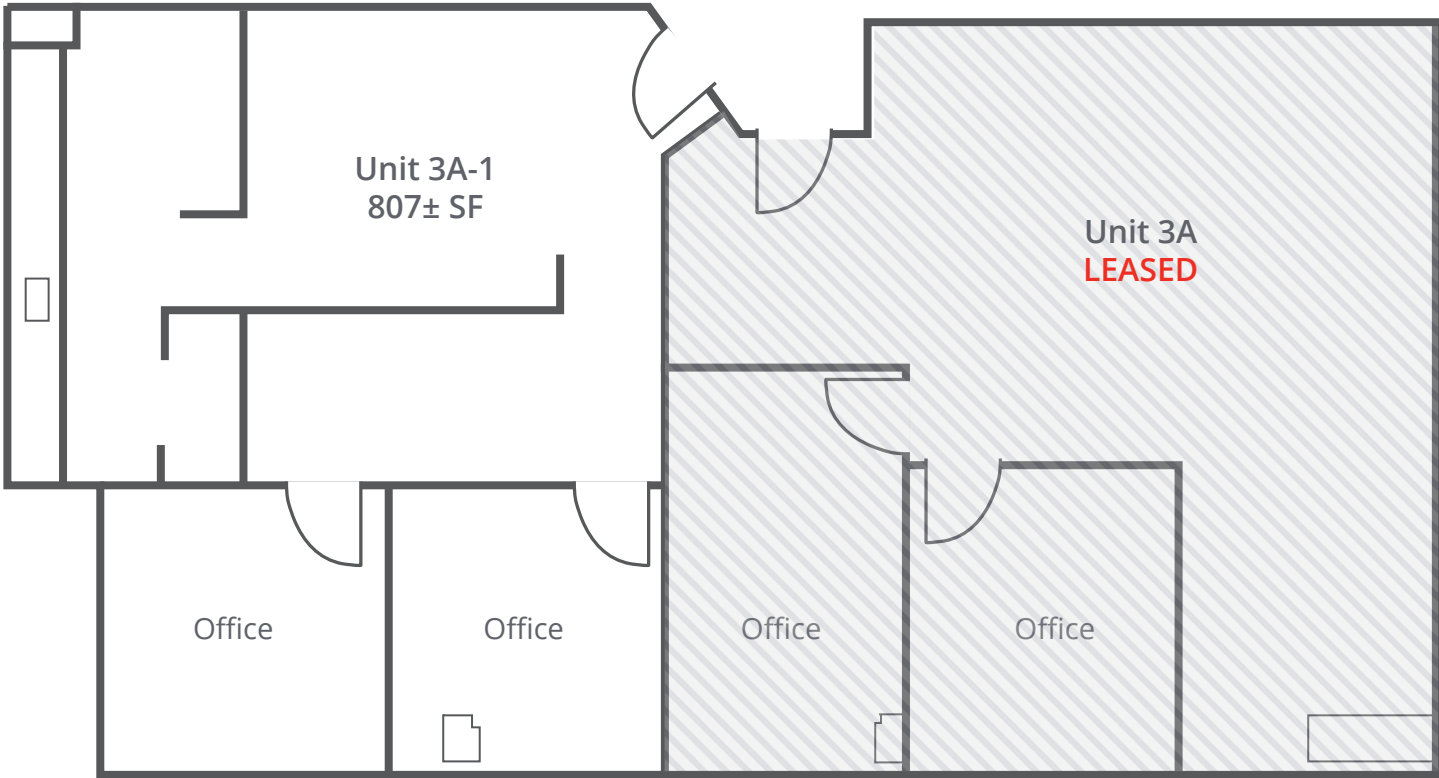
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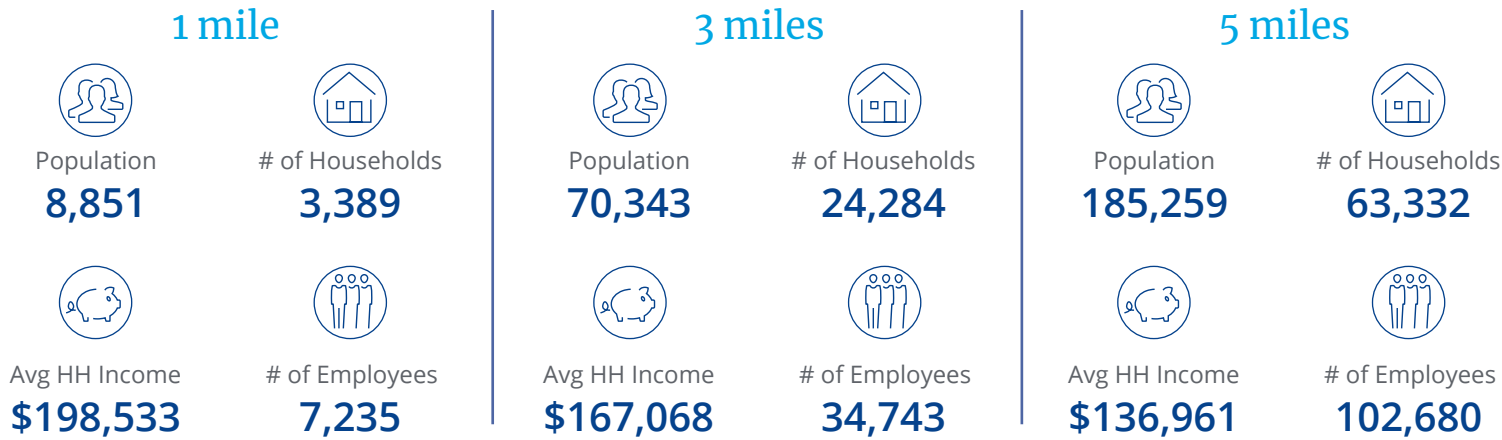
Accelerating success.

Specifications

Floor Plan | Concept



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:	Unit 3A-1: 807±
Floors:	3
Utilities:	Municipal water & sewer Electric mini split
Zoning:	General Business
Accessibility:	Just a short walk to the Andover commuter rail station
Elevators:	Yes
Parking:	1 dedicated space
Lease Rate:	\$28.00 modified gross



For Lease



Property Highlights

- Move-in ready 807± SF office condominium available for lease on the top floor of One Elm Square, ideally located in highly sought-after downtown Andover, MA
- Well-appointed space consists of a large reception area, a full kitchenette, 2 private offices, and common restrooms directly outside the suite
- Newly renovated with beautiful modern finishes
- Convenient access to I-93 and I-495, providing easy connectivity to Greater Boston, New Hampshire, and beyond



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