



NEW ENGLAND
Business Center

**THE PREMIER OFFICE ADDRESS
IN ANDOVER, MA**

260,000 SF FIVE-BUILDING PORTFOLIO



NEW ENGLAND BUSINESS CENTER

Owned by Andover MCB, LLC and operated by Eastport Real Estate Services, NEBC is THE premier address for First Class office space in Andover, MA. Outstanding location, a peerless amenity center and Class A office space afford our tenants both large and small a great place to balance work, health, and wellness.

PROMINENT
CORPORATE
NEIGHBORS



AREA OVERVIEW



Direct access to I-93 via Exit 45/River Road near the junction of I-495.



Doubletree by Hilton, Residence Inn, Springhill Suites by Marriott, and LaQuinta on River Road.



The Chateau Restaurant
Chili's Bar & Grill
Andiamo Restaurant and Bar



Andover Children's Academy located at 15 NEBC and Lucky Dog nearby



Merrimack Valley Regional Transportation Authority (MVRTA) at 10 NEBC



NEBC HIGHLIGHTS & FEATURES



10

10 NEBC

Building Size: 86,635 SF on three floors

Type: Class A Office

Parking: 3.5/1,000 SF

Loading: One tailboard dock

Tel/Data: Verizon, Verizon Fios, Comcast



15

15 NEBC

Building Size: 5,288 SF

On Site Daycare Facility



18

18 NEBC

Building Size: ±18,000 RSF

Hours: M-F 7:00AM-3:00PM

Features: Full service cafeteria, fitness & conference center, sports, entertainment, dining

Amenity & Wellness Center



35

35 NEBC

Building Size: 87,380 SF on two floors

Type: Class A Office

Parking: 3.90/1,000 SF

Features: Gaming lounge

Tel/Data: Verizon, Verizon Fios, Comcast





THE NEBC AMENITY & WELLNESS CENTER

AN 18,000 SF AMENITY EXPERIENCE
UNLIKE ANY OTHER

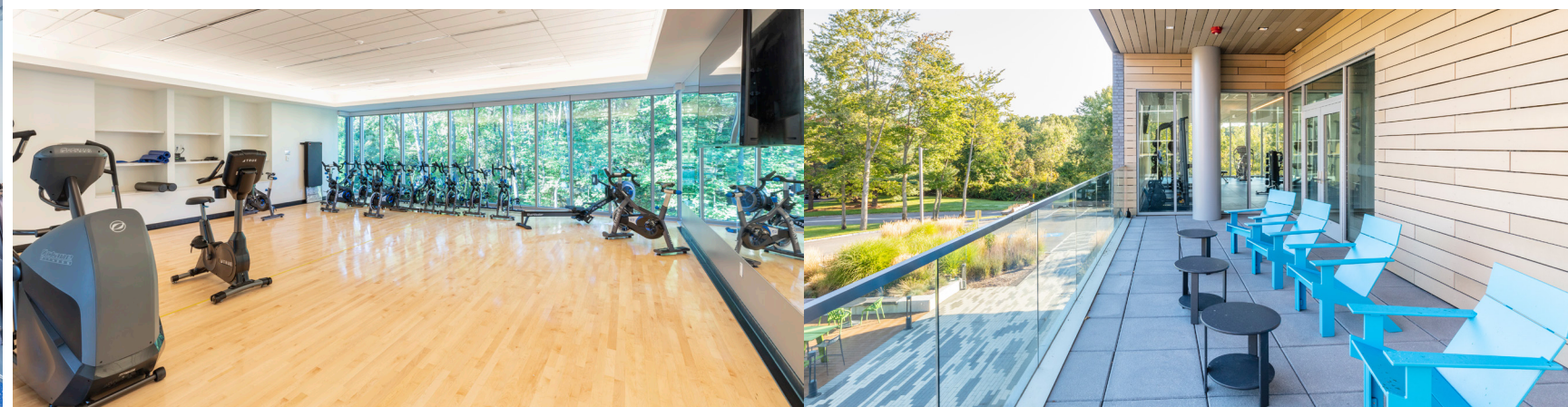


THE FITNESS CENTER AT NEBC

- 9,000 SF of full-service fitness space committed to health and wellness
- Managed by First Fitness, Inc.
- Men's and Women's changing rooms with lockers and showers
- Free weights, cardiovascular and cross-fit training equipment
- Personal training available
- Daily schedule of yoga, pilates and spin classes

THE NEBC CAFETERIA & CAFÉ

- Open daily from 7am-2pm serving breakfast and lunch
- Ample indoor and outdoor seating in a beautiful wooded setting
- Wide range of healthy, hot and cold food options ranging from a prepared menu to grab and go items
- Conference center and team meeting space
- Catering available to NEBC tenants





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FOR MORE INFORMATION, PLEASE CONTACT:

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