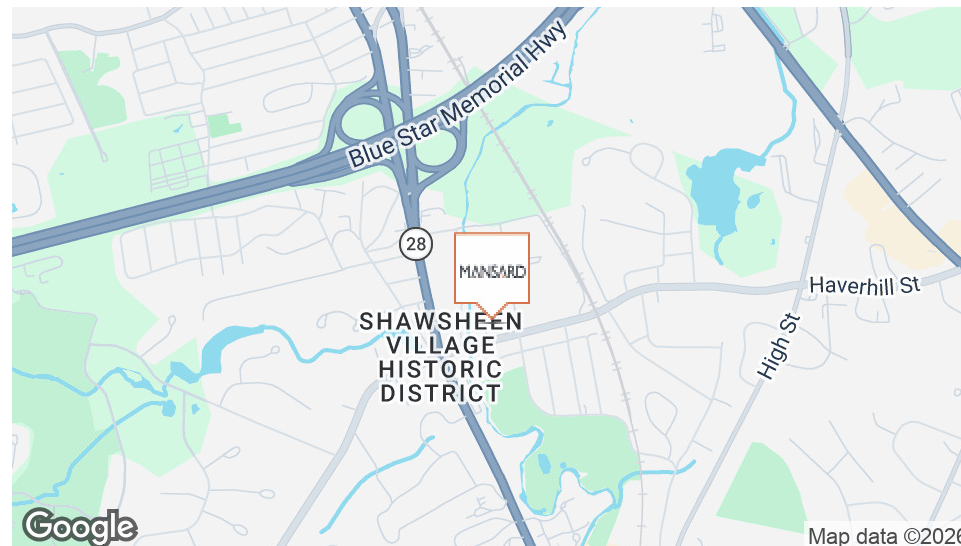


OFFICE BUILDING FOR LEASE

# Executive Summary



## OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$22.95 SF/yr (MG) |
| Building Size:   | 38,192 SF          |
| Available SF:    | 4,000 SF           |
| Lot Size:        | 60,984 SF          |
| Number of Units: | 25                 |
| Zoning:          | GB                 |

## PROPERTY OVERVIEW

First-floor office space for lease at 16 Haverhill Street offers a flexible, move-in-ready layout suited to a range of professional users. The space features an expansive open work area, private offices, a dedicated conference room and an in-suite kitchen, providing an effective balance of collaborative and focused work environments. Ample on-site parking adds daily convenience for employees and visitors.

## LOCATION OVERVIEW

16 Haverhill Street is well positioned just north of downtown Andover, with convenient access to Route 28, I-93 and I-495, connecting the property efficiently to Greater Boston, the Merrimack Valley and southern New Hampshire. The nearby Andover MBTA Commuter Rail station on the Haverhill Line provides service to North Station. Downtown Andover's retail and dining mix—including Whole Foods Market, CVS, Starbucks and The Andover Bookstore—is minutes away, complemented by banking, fitness, lodging and everyday services. Area amenities include Phillips Academy, Memorial Hall Library, local parks and the Shawsheen River corridor. The location also benefits from proximity to major employers and corporate campuses, including RTX, Schneider Electric, Pfizer and Vicor, supporting access to a deep, highly educated workforce.

# MANSARD

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# Interior Photos



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# Location Map



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