



Colliers

One Elm Square, Andover, MA

Newly Renovated Office Condominium

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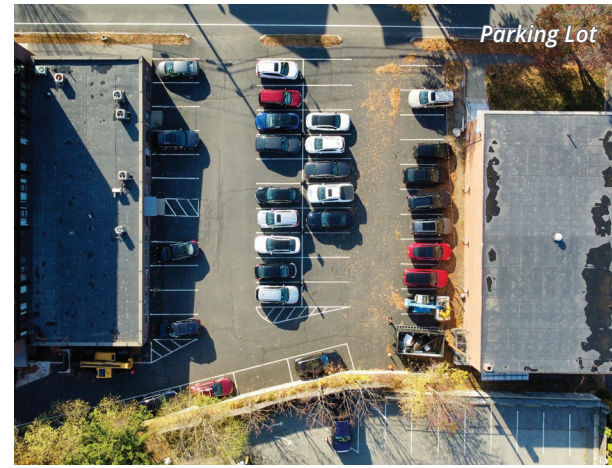
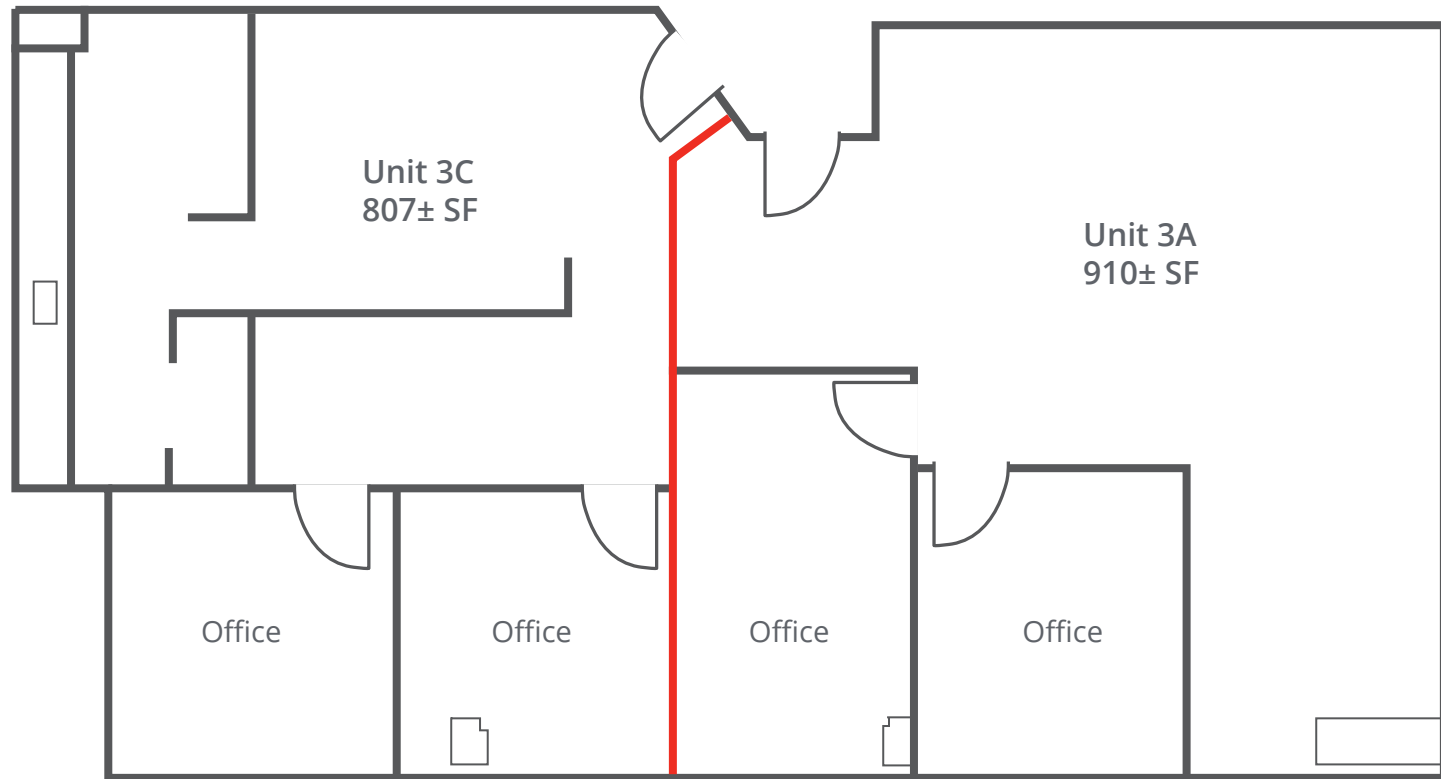
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One Elm Square, Andover, MA

Specifications

Floor Plan | Concept



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: 910± Unit 3C: 807± Contiguous: 1,717±
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:	\$28.00 modified gross



Demographics

1 mile



Population
8,851



of Households
3,389



Avg HH Income
\$198,533



of Employees
7,235

3 miles



Population
70,343



of Households
24,284



Avg HH Income
\$167,068



of Employees
34,743

5 miles



Population
185,259



of Households
63,332



Avg HH Income
\$136,961



of Employees
102,680

For Lease



Property Highlights

- Move-in ready 1,717± SF office condominium available for lease on the top floor of One Elm Square, ideally located in highly sought-after downtown Andover, MA
- Flexible open floor plan can be easily customized to fit tenants needs; can be subdivided into two units including Unit 3A (910± SF) and Unit 3C (807± SF)
- Well-appointed 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
- Convenient access to I-93 and I-495, providing easy connectivity to Greater Boston, New Hampshire, and beyond



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