

# OFFICE/FLEX SPACE FOR LEASE

## 100 Burtt Road | Andover, MA

(AKA 300 Ballardvale Street | Wilmington, MA)



100 BURTT ROAD | ANDOVER, MA

Ideally located in Andover, directly off Route 125 at Exit 41 on I-93, with easy access to both I-95 and I-495.

#### BUILDING SPECIFICATIONS

Building Size: 114,000 SF on 3 floors

Available Spaces: 1,000 SF - 12,000 SF spaces

Availability: Immediate

Land Area: 8.50 Acres

Construction: 1990

Building Type: Masonry

Clear Height: 9'

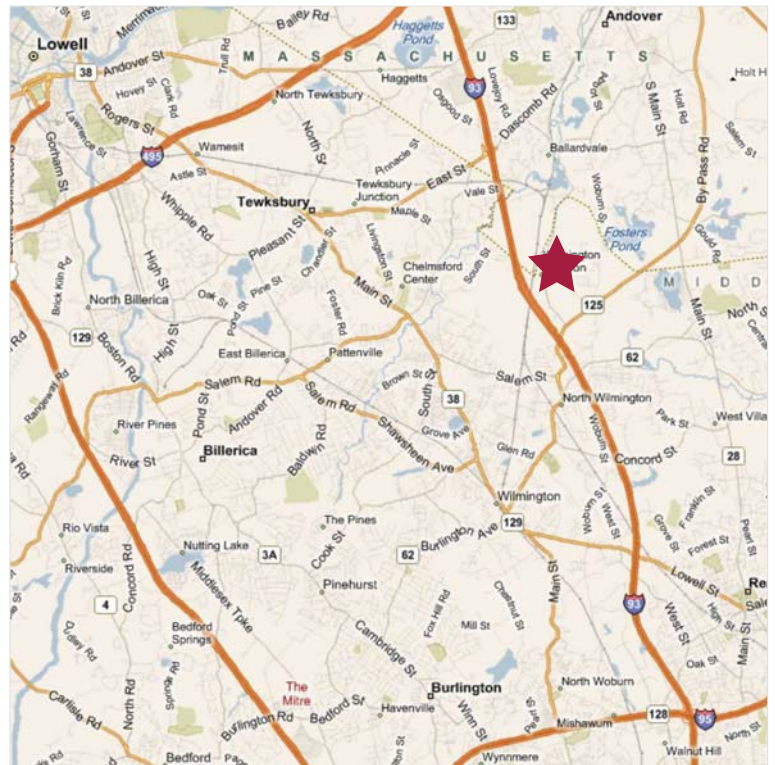
Loading: 3 tailboards, 1 loading

Parking: 390 surface parking (Ratio: 3.70/1,000 SF)

Zoning: IA - Industrial

#### Amenities:

- \* Conference Center
- \* Fitness Center
- \* Cafeteria with Open Access to Wireless Internet (WiFi)



#### contact information

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Commercial Real Estate Services, Worldwide.

303 Congress Street | Boston, MA 02210 | 617.457.3400 | www.naihunneman.com

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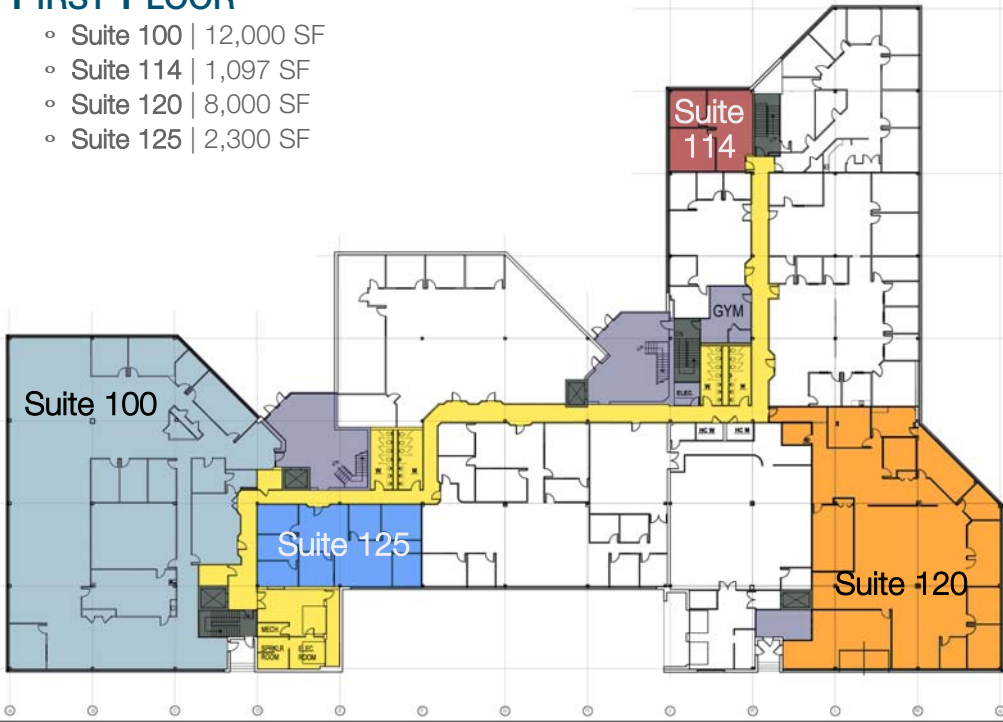


# 100 BURTT ROAD | ANDOVER

## Office space available in various sized units

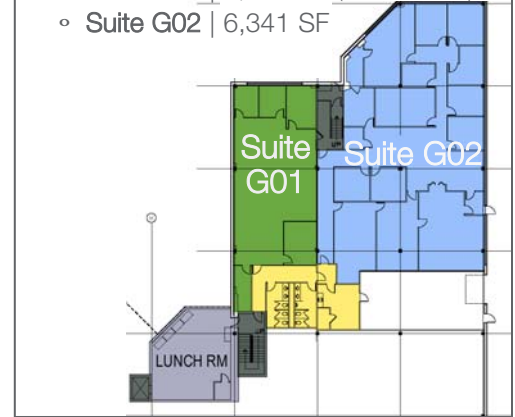
### FIRST FLOOR

- Suite 100 | 12,000 SF
- Suite 114 | 1,097 SF
- Suite 120 | 8,000 SF
- Suite 125 | 2,300 SF



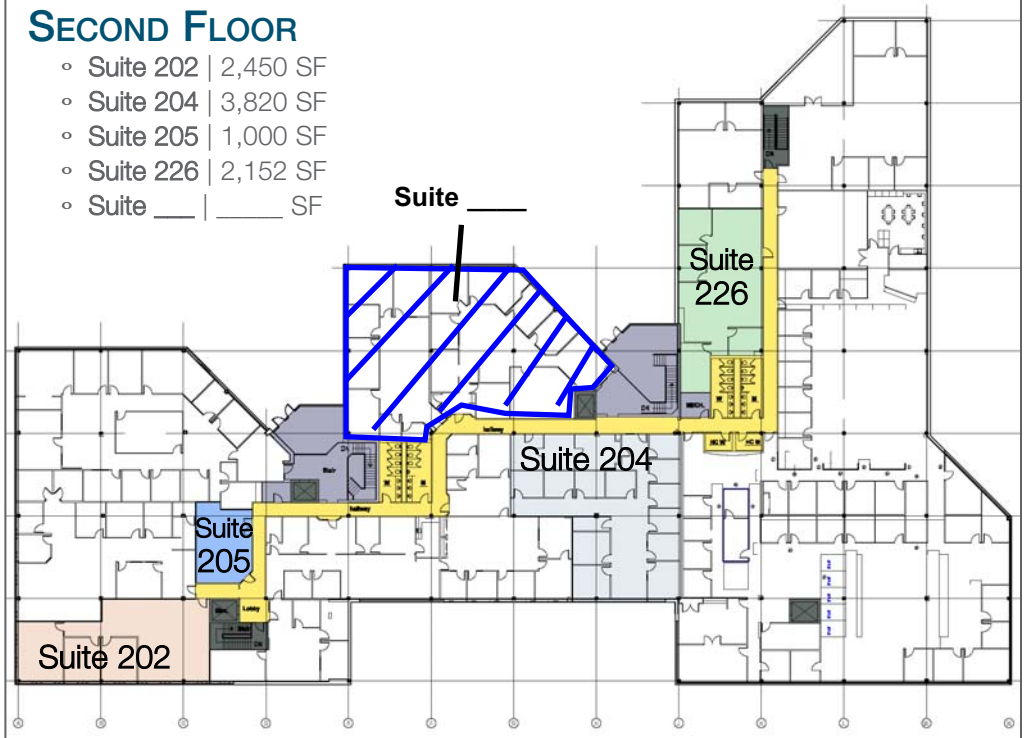
### LOWER LEVEL

- Suite G01 | 2,564 SF (avail. 9/30/10)
- Suite G02 | 6,341 SF



### SECOND FLOOR

- Suite 202 | 2,450 SF
- Suite 204 | 3,820 SF
- Suite 205 | 1,000 SF
- Suite 226 | 2,152 SF
- Suite \_\_\_\_ | \_\_\_\_ SF



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