

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'

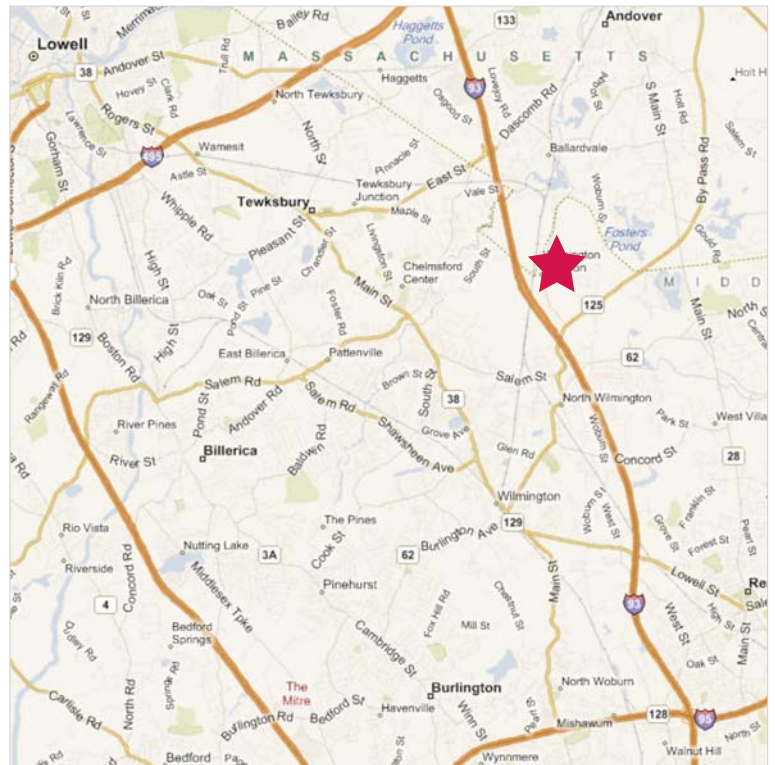
Loading: 3 tailboards, 1 loading

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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Jim Boudrot, Senior Vice President | 617.457.3328 | jboudrot@naihunneman.com

Michael McCarthy, Assistant Vice President | 617.457.3224 | mmccarthy@naihunneman.com

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



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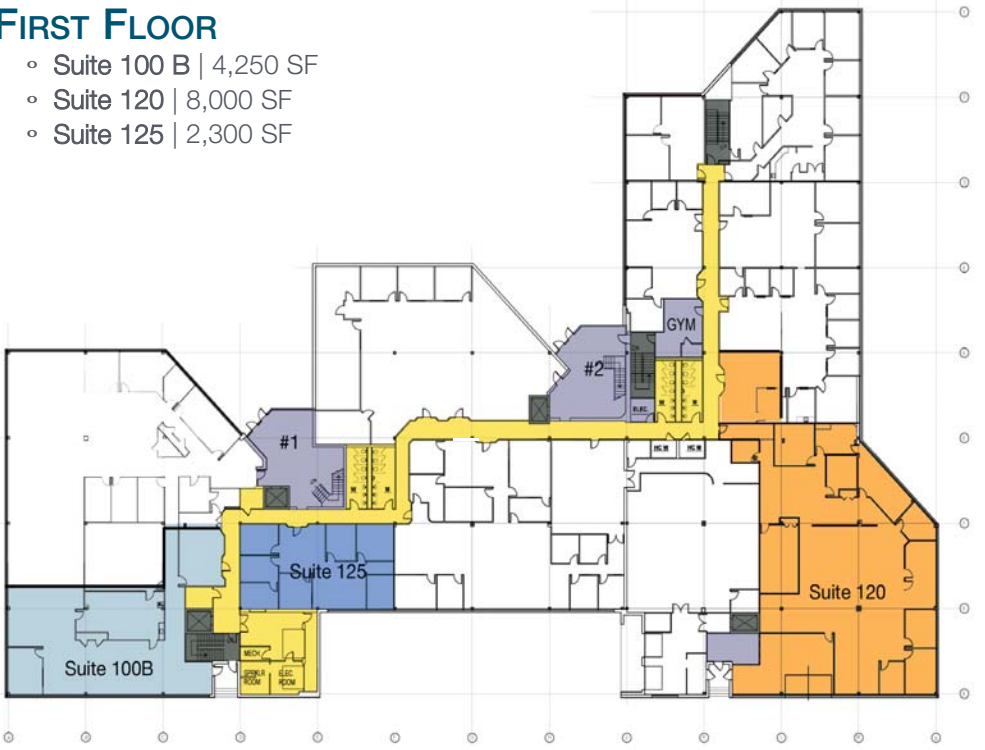
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100 BURTT ROAD | ANDOVER

Office space available in various sized units

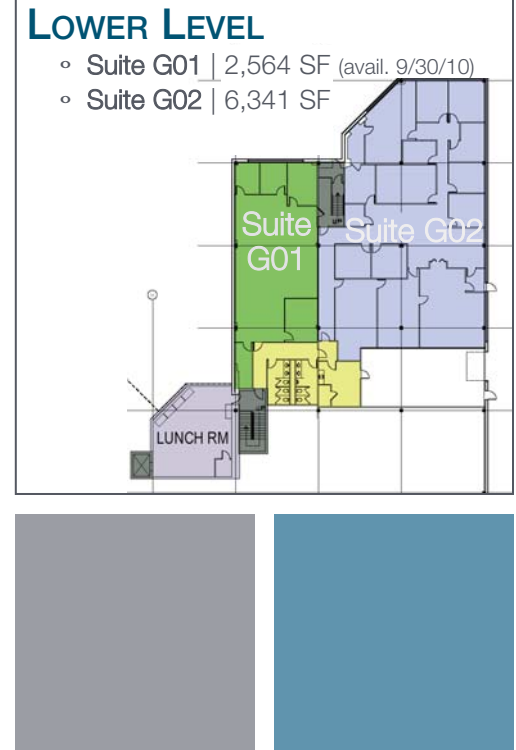
FIRST FLOOR

- Suite 100 B | 4,250 SF
- Suite 120 | 8,000 SF
- Suite 125 | 2,300 SF



LOWER LEVEL

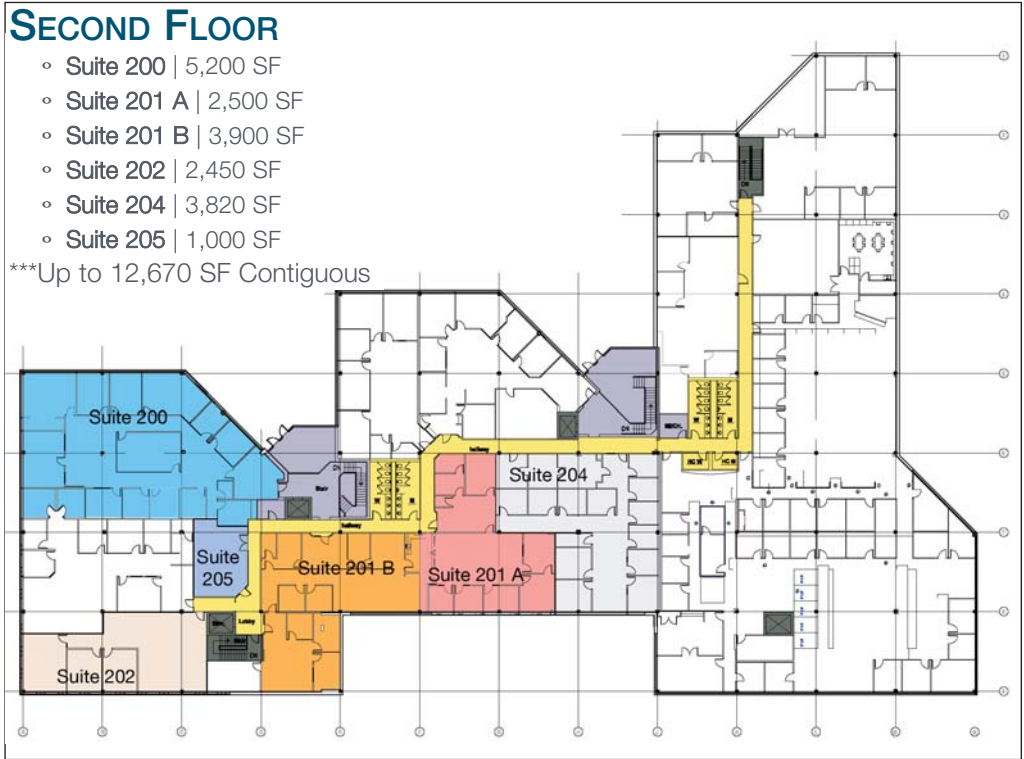
- Suite G01 | 2,564 SF (avail. 9/30/10)
- Suite G02 | 6,341 SF



SECOND FLOOR

- Suite 200 | 5,200 SF
- Suite 201 A | 2,500 SF
- Suite 201 B | 3,900 SF
- Suite 202 | 2,450 SF
- Suite 204 | 3,820 SF
- Suite 205 | 1,000 SF

***Up to 12,670 SF Contiguous



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