

# 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

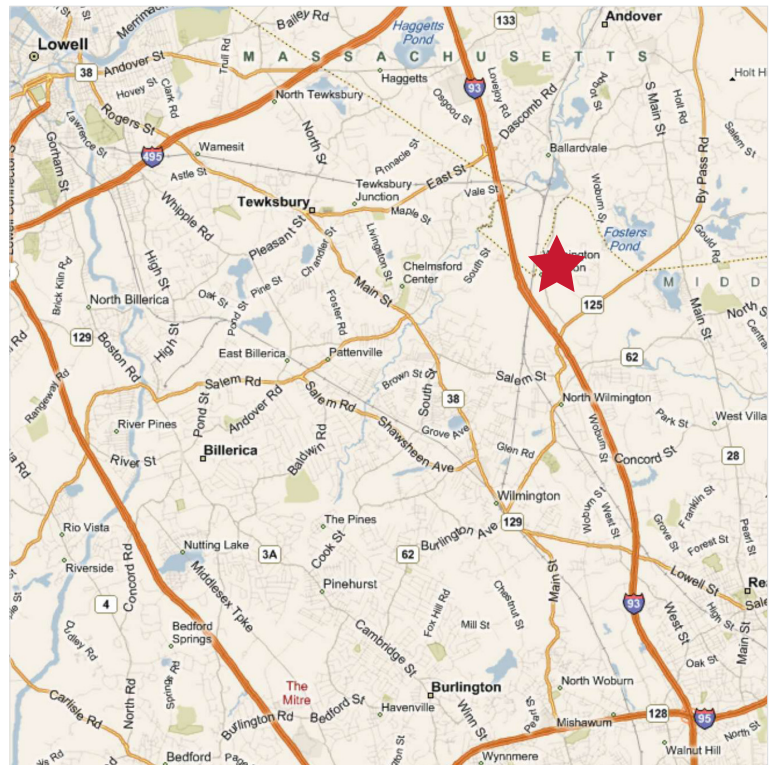
Building Type: Masonry

Clear Height: 9'

Loading: 3 tailboards, 1 loading

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

Zoning: IA - Industrial



#### contact information

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

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



Commercial Real Estate Services, Worldwide.

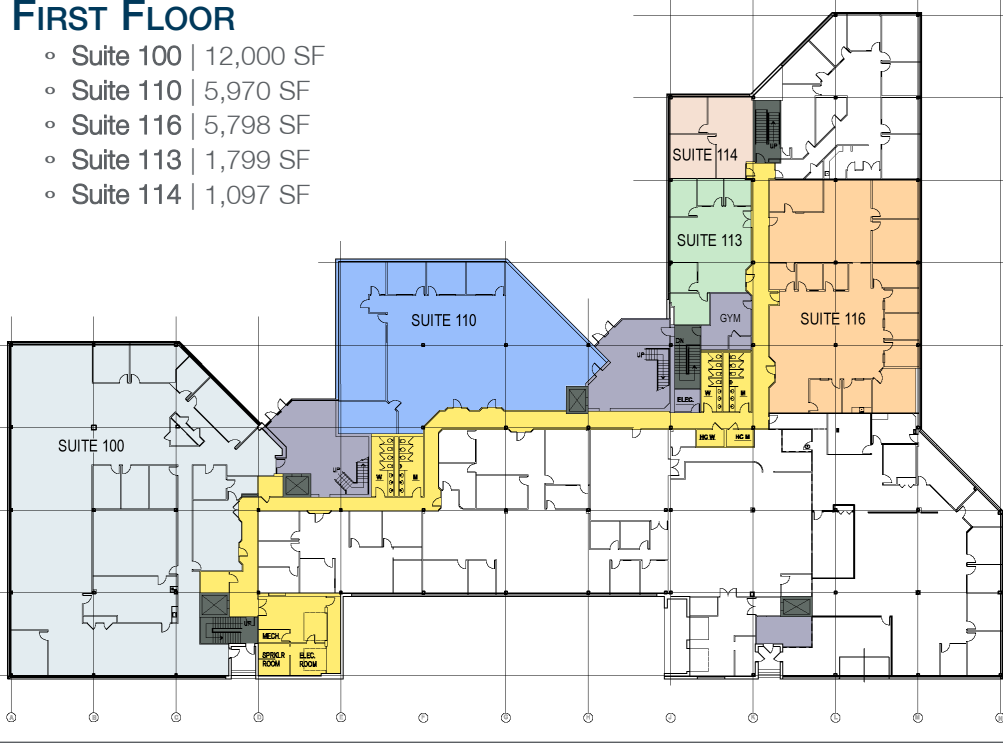
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# 100 BURTT ROAD | ANDOVER

## Office space available in various sized units

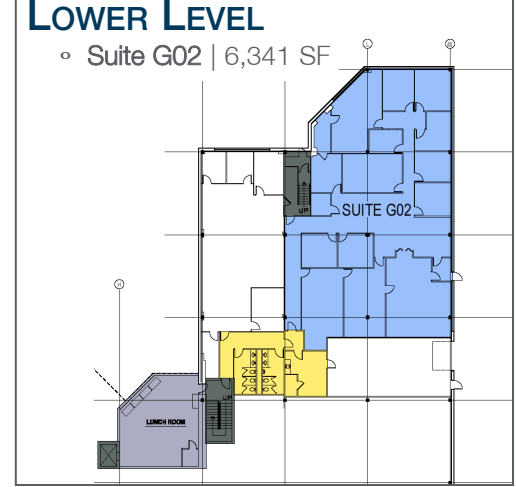
### FIRST FLOOR

- Suite 100 | 12,000 SF
- Suite 110 | 5,970 SF
- Suite 116 | 5,798 SF
- Suite 113 | 1,799 SF
- Suite 114 | 1,097 SF



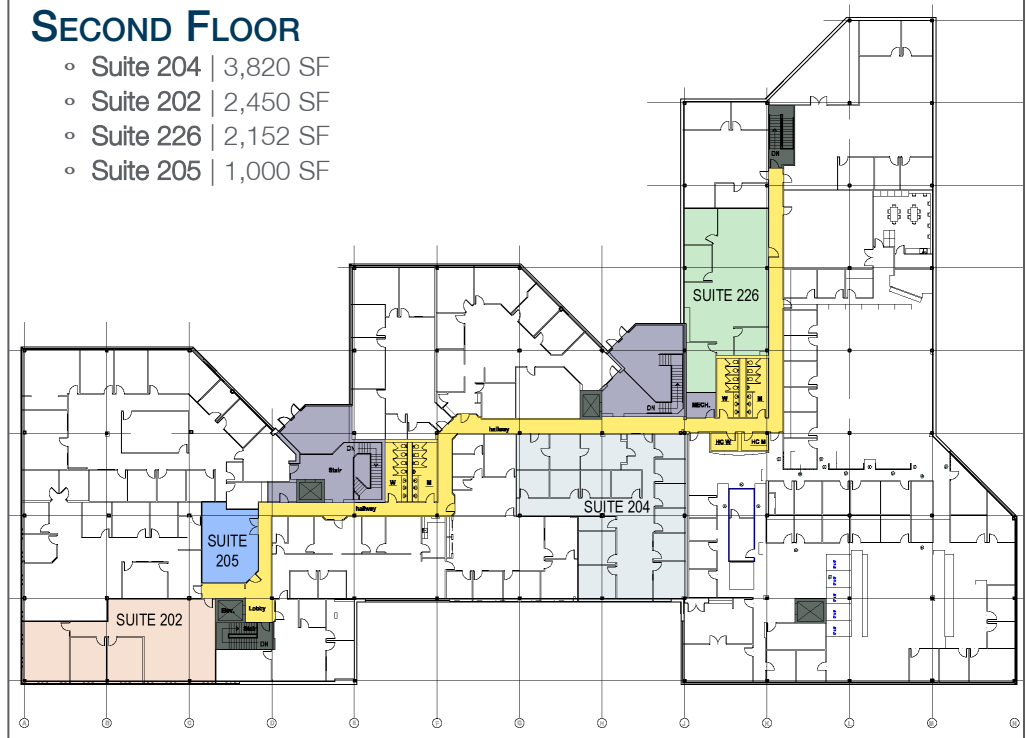
### LOWER LEVEL

- Suite G02 | 6,341 SF



### SECOND FLOOR

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



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