

# 138 River Road

Andover, Massachusetts

Nordlund Associates is pleased to offer for lease, 138 River Road is a 62,290 SF Office building situated on 5+ acres right off the River Street exit on I-93, a few miles north of I-495. It is a premier location in this submarket. The building is three stories and has a solid parking ratio of 3.3 spaces / 1,000sf. Walk out amenities include Dunkin Donuts, Mobil Convenience Store, La Quinta Hotel, Chili's Bar and Grill, and The Chateau.

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# Property Summary





### **Property Highlights**

- Close Proximity to Major Highways (I-93, 495)
- Ample Parking
- First Class Image
- Access to Amenities
- Flexible Suite sizes to accommodate larger prospect pool

### **Suites Available**

Building Size: 62,290 SF

Floor 2 3,684 SF

Floor 2 1,600 SF

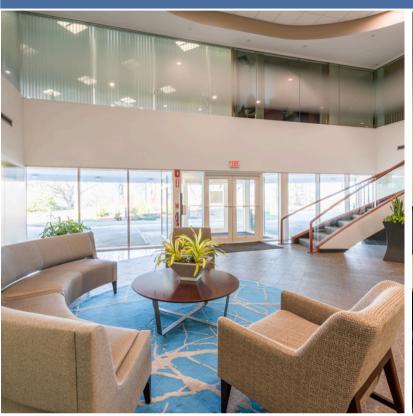
Floor 2: 2,493 SF



<sup>\*</sup> 1,600 SF and 2,493 SF (Contiguous)

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### FOR MORE INFORMATION

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