



*Office Property For Lease*

# 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 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

\* 1,600 SF and 2,493 SF (Contiguous)





# 138 River Road



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## Highly Accessible Mixed-Use Destination

The desirability of the area surrounding 138 River Road is solidified by its seamless highway access, situated directly along Interstate 93 and moments from Interstate 495. Additionally, it benefits from abundant amenities and convenient positioning within proximity of employee bases across both Greater Boston and Southern New Hampshire.

This location is particularly attractive relative to the subject property's life science repositioning potential. Life science tenants tend to seek the ability to access major population centers while co-locating within a self-sufficient cluster of synergistic employers and lifestyle amenities in order to leverage the community, collaboration, innovation and competition it generates.





# FOR MORE INFORMATION

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