

99 Rosewood Drive

Danvers, MA 01923



NORDLUND ASSOCIATES

Commercial Real Estate Advisory Services



As the exclusive agent, Nordlund Associates, Inc. is pleased to present:

99 Rosewood Drive

Danvers, MA

99 Rosewood Drive is situated within a corporate campus in Danvers, at a lit intersection on Rt.114, less than 1/2 mile from the juncture of Rt.1 and I-95. Professional Office setting with numerous amenities within the building and the park, as well as convenient access to restaurants, hotels and local amenities. Established ownership and management provide competitive lease terms and full service property management.

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About The Property



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99 Rosewood Drive is situated in a corporate campus. Accessible to I-95, and Route 1 and 114. A two (2) story building with sky lit atrium, and ribbon windows.

Recent improvements include a large fitness center with showers, conference center, and cafe.

- Part of 4 building complex totaling approximately 1/2 million SF
- Now under new ownership & management
- Current tenants include: American Red Cross, Liberty Mutual & Cross Country Mortgage
- Asking \$18.50/SF Gross + Electricity
- Space built to suit

Features

Building Size:	72,727 SF
Floor 1:	4,409-10,504 SF
Suite 148:	2,098 SF
Suite 185:	2,578 SF
Suite 210:	2,558 SF
Suite 225:	9,161 SF
Suite 240:	4,913 SF
Suite 280:	3,080 SF

Recent Renovations

- Sky Light
- Cafe
- Conference Center
- Fitness Center
- Landscaping



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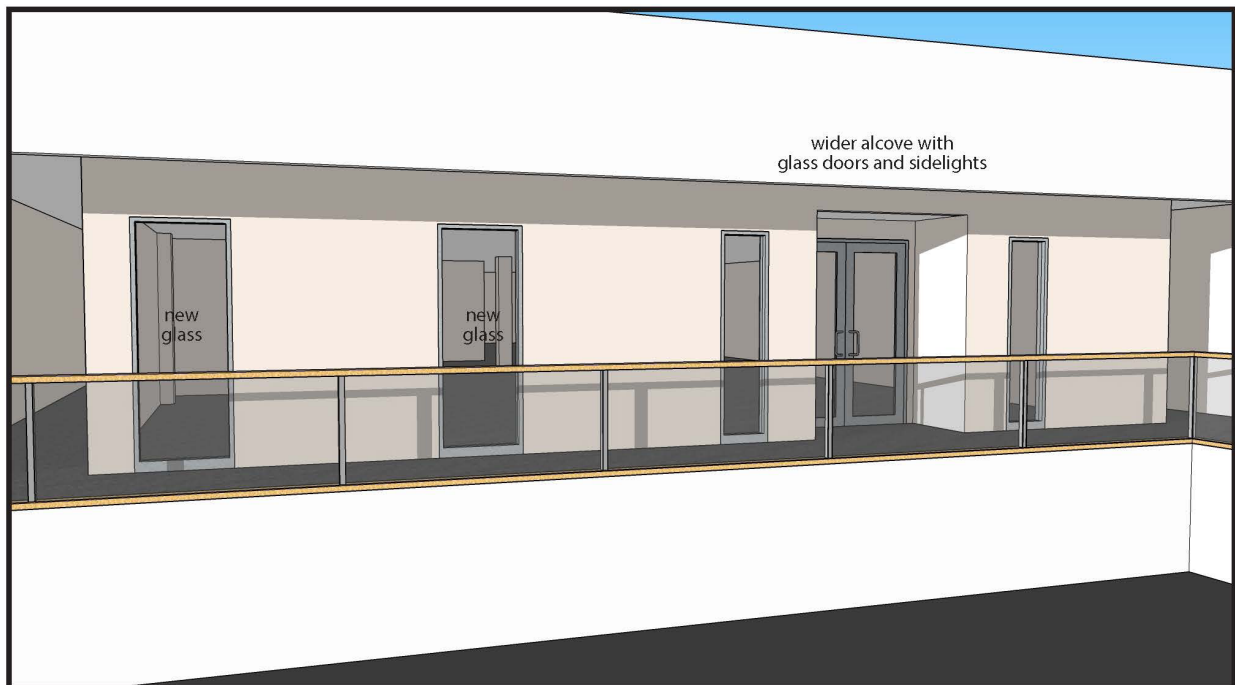
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Sample Exterior



99 Rosewood Dr - Suite 240 Proposed Exterior

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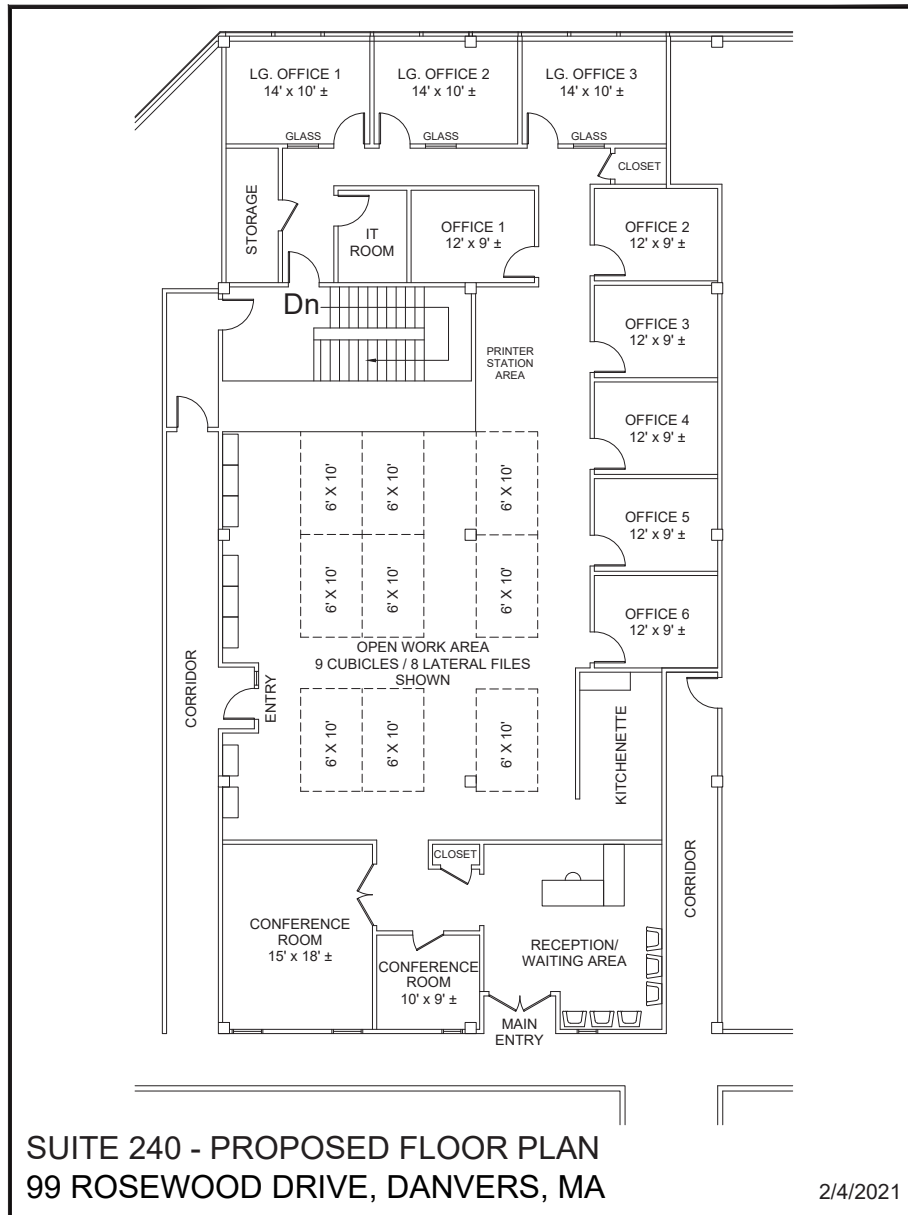
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Sample Floor Plan



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