



One Elm Square, Andover, MA

# Newly Renovated Office Condominium

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# Specifications



Downtown Andover



Downtown Andover



Parking Lot



One Elm Square

## Demographics

1 mile



Population  
**8,851**



# of Households  
**3,389**



Avg HH Income  
**\$198,533**



# of Employees  
**7,235**

3 miles



Population  
**70,343**



# of Households  
**24,284**



Avg HH Income  
**\$167,068**



# of Employees  
**34,743**

5 miles



Population  
**185,259**



# of Households  
**63,332**



Avg HH Income  
**\$136,961**



# of Employees  
**102,680**

Source: U.S. Census Bureau, Census 2020. Esri forecasts for 2024.



Located in the heart of downtown Andover



Highly visible



Access to public transportation



Secure building with 24/7 access

## Specifications

<b>Address:</b>	One Elm Square
<b>Location:</b>	Andover, MA 01810
<b>Building Type:</b>	Office
<b>Year Built:</b>	1966
<b>Total Building SF:</b>	39,677±
<b>Condominium SF:</b>	1,771±
<b>Floors:</b>	3
<b>Utilities:</b>	Municipal water & sewer Electric mini split
<b>Zoning:</b>	General Business
<b>2024 Taxes:</b>	\$12,074.98
<b>Condominium Fee:</b>	\$600/month
<b>Accessibility:</b>	Just a short walk to the Andover commuter rail station
<b>Elevators:</b>	Yes
<b>Parking:</b>	2 dedicated spaces
<b>Lease Rate:</b>	\$28.00 modified gross



For Lease



## Property Highlights

- Move-in ready 1,771± SF office condominium available for lease on the top floor at One Elm Square situated in highly sought-after downtown Andover, MA
- Space consists of a large glass walled conference room, reception area, a full kitchenette, one private office, and common restrooms directly outside the suite
- Newly renovated with beautiful modern finishes
- Flexible open floor plan can be easily customized to fit tenants needs
- Convenient access to I-93 and I-495, providing easy connectivity to Greater Boston, New Hampshire, and beyond



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