

For Lease

54,409 s.f. (Subdividable)

3 Riverside Drive Andover, Massachusetts



Located approximately 1 mile from I-93 and 3 miles to I-495, 3 Riverside Drive is an attractive two-story office/R&D building with a number of outstanding features. The building offers outstanding highway access, heavy power (1,600 Amps), and 14' ceiling height to the joist. Corporate neighbors include Smith&Nephews, Verizon N.E. and CGI Information Systems.



Listing Agent:

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

OWNED & MANAGED BY:



ABOUT THE PROPERTY



SPECIFICATIONS:

<u>Available Space</u>		
<u>Floor</u>	<u>Rentable Space</u>	<u>Availability</u>
1 st Floor	19,464 s.f.	12/1/2009
1 st Floor	13,819 s.f.	Vacant
2 nd Floor	2,179 s.f.	Vacant
2 nd Floor	16,179 s.f.	Vacant
2 nd Floor	2,768 s.f.	Vacant

Building Size: 89,373 s.f.

Ceiling Height: 14'

Loading: 4 Tailboard Height Loading Docks

Year Built: 1987

Parking: 316 Spaces

Power: 277-480 volt/ 3-phase

Elevator: 4 Elevators

Lease Rate: \$15.75 gross net of electricity

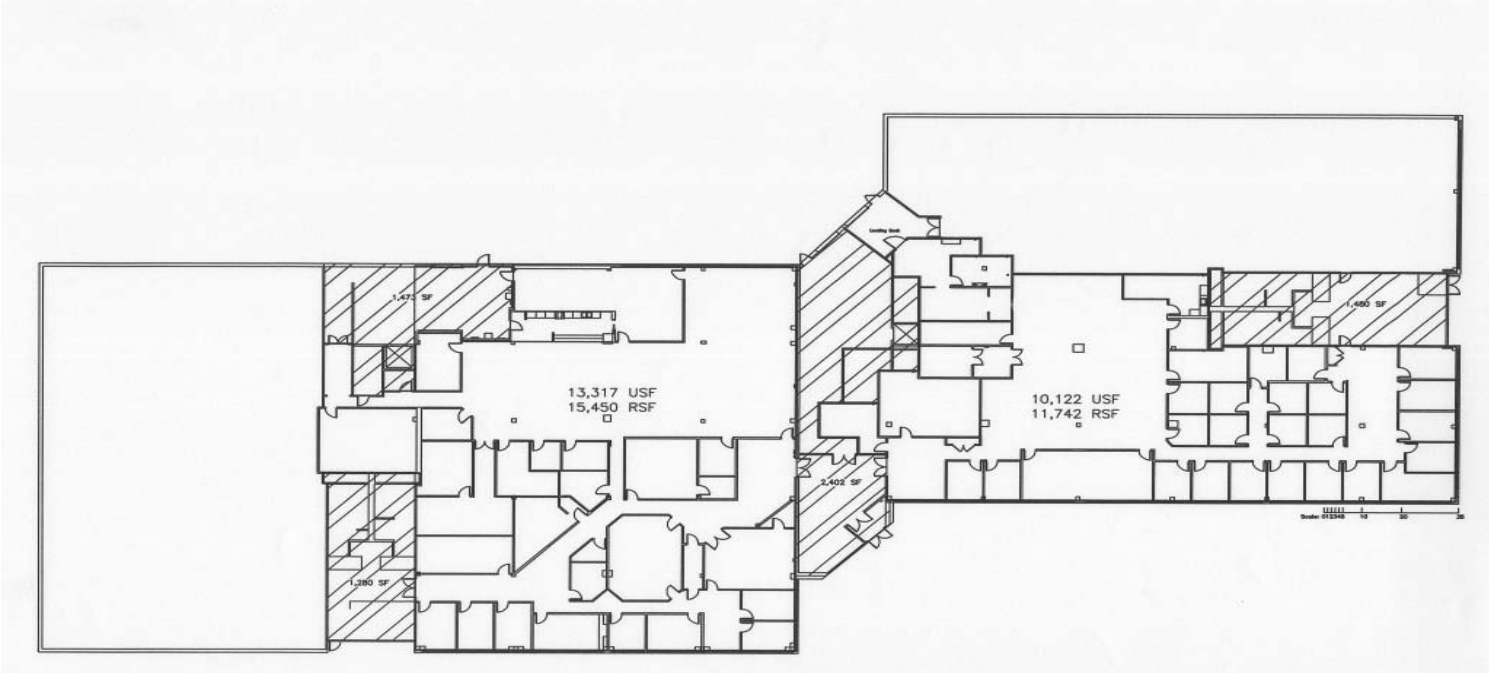


Listing Agent:

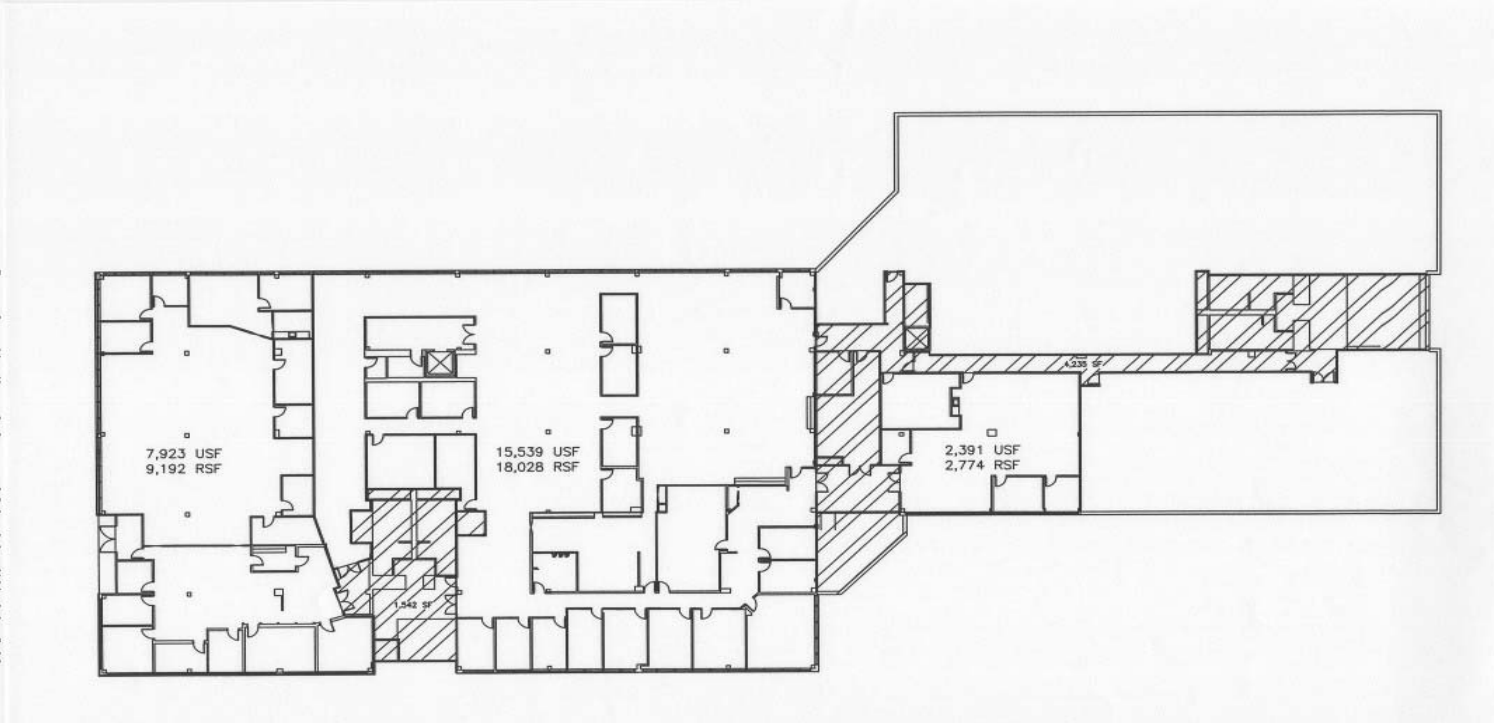
**THE STUBBLEBINE COMPANY
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FLOOR PLANS

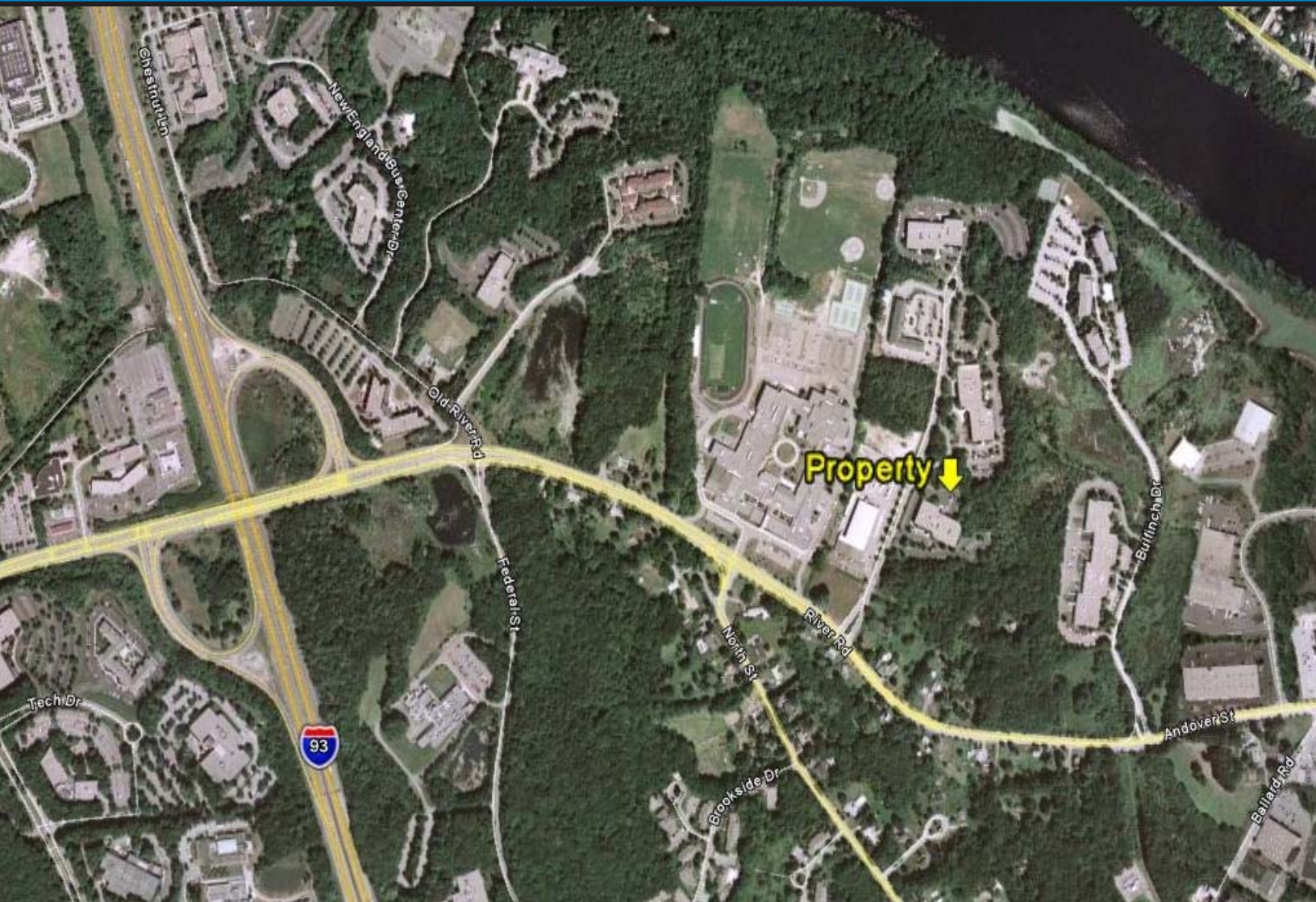
First Floor



Second Floor



LOCATION



OWNED & MANAGED

3 Riverside Drive is an ideal location and just....

- 1 mile from I-93
- 3 miles from I-495

For more information regarding this project please contact:



Listing Agent:
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

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