



# 1600 OSGOOD ST.

**NORTH ANDOVER, MA**

FOR LEASE | 296,640 SF SUBDIVIDABLE OFFICE/FLEX SPACE AVAILABLE

- Office/Flex Space For Lease
- Subdividable
- 2.6 Miles to I-495

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

296,640 SF Office/Flex Space Available for Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	30,209	84,716	154,965
Total Population	85,546	236,508	424,198
Average HH Income	\$101,077	\$107,191	\$135,618

## AVAILABLE SPACES

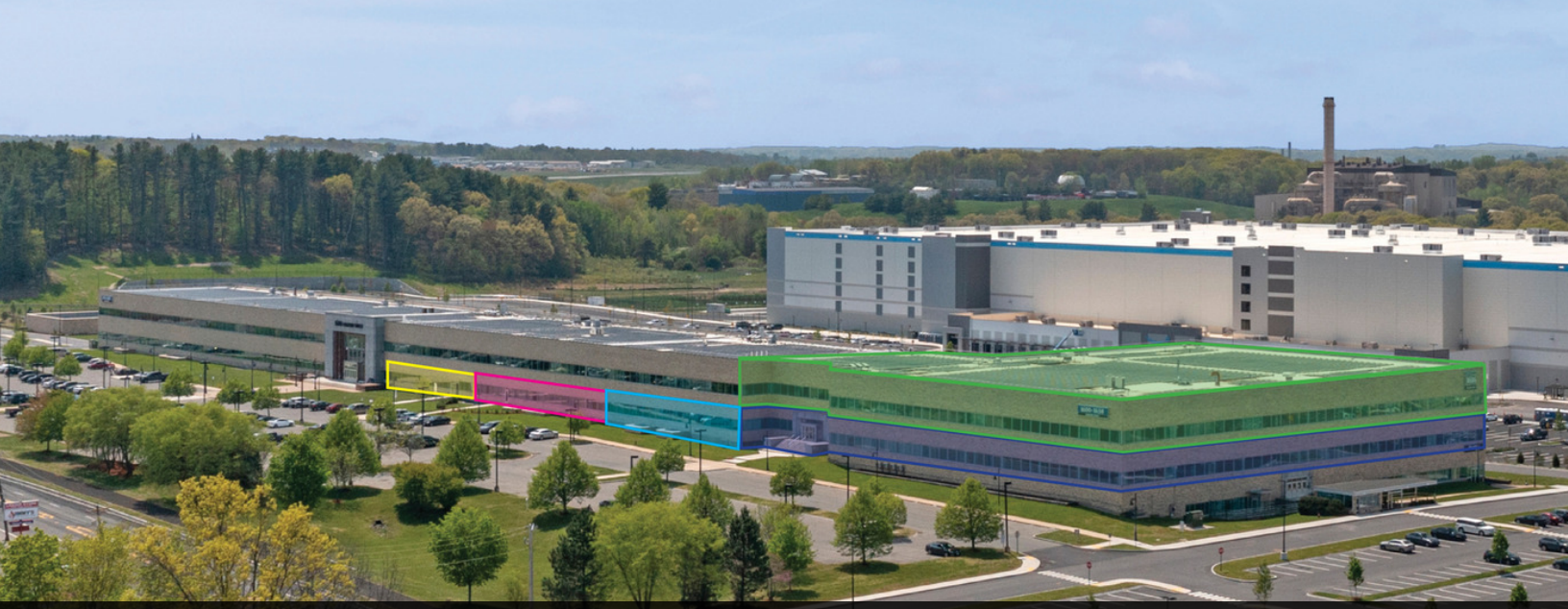
10,000-46,000 SF	Flex Space	Floor 1
1,000-99,757 SF	Office/Flex Space	Floor 2
1,366-117,547 SF	Office Space	Floor 3

## PROPERTY SPECIFICATIONS

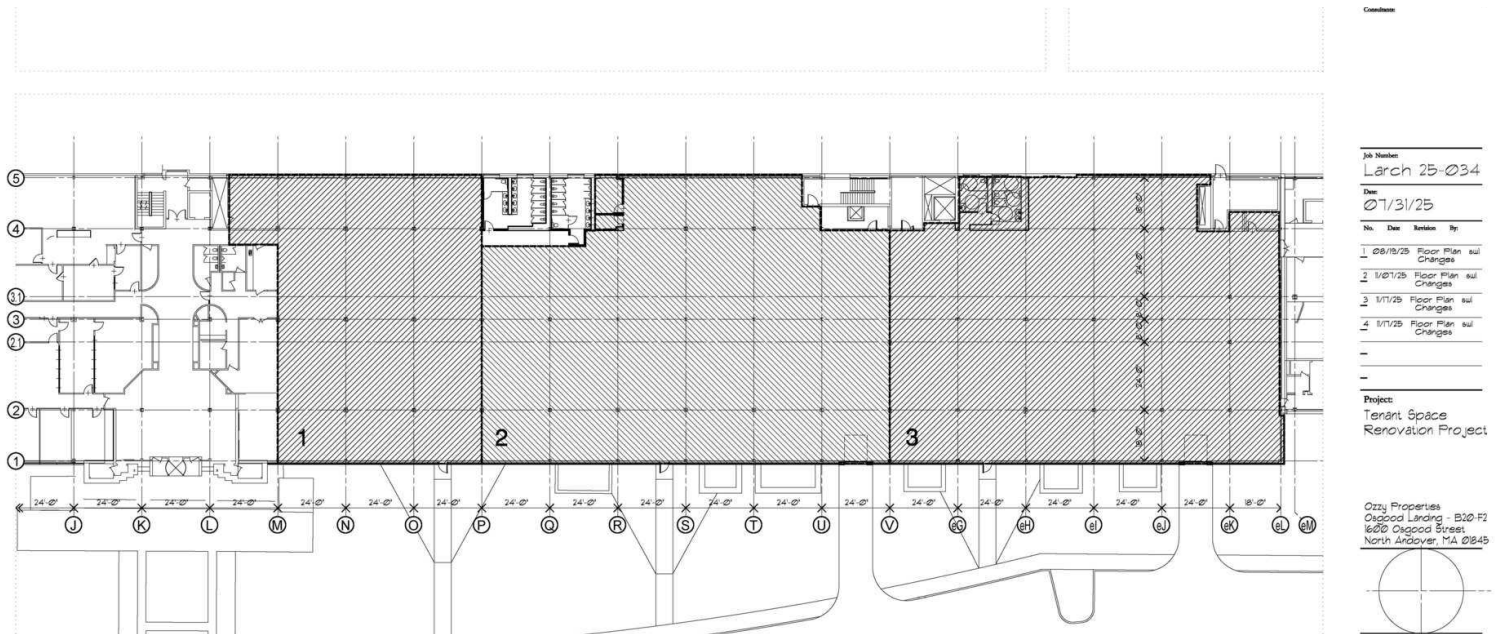
Building Size:	386,095 SF
Space Available:	296,640 SF
Lot Size:	30 AC
Stories:	3
Class:	B
Sprinklers:	Wet
Construction:	Masonry
Columns:	24'w x 30'd
Tailboard Docks:	2
Drive-In Doors:	1
Elevators:	2
Clear Height:	12'
Parking Spaces:	1500
Lease Rate:	Market



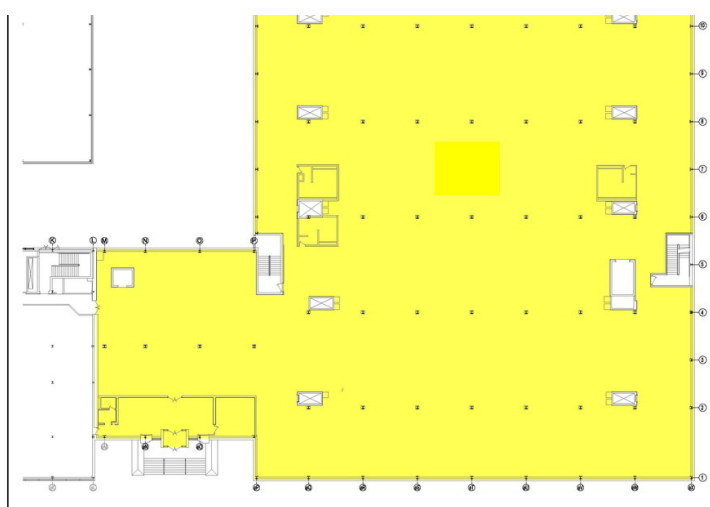




Approximate Available Area is Highlighted

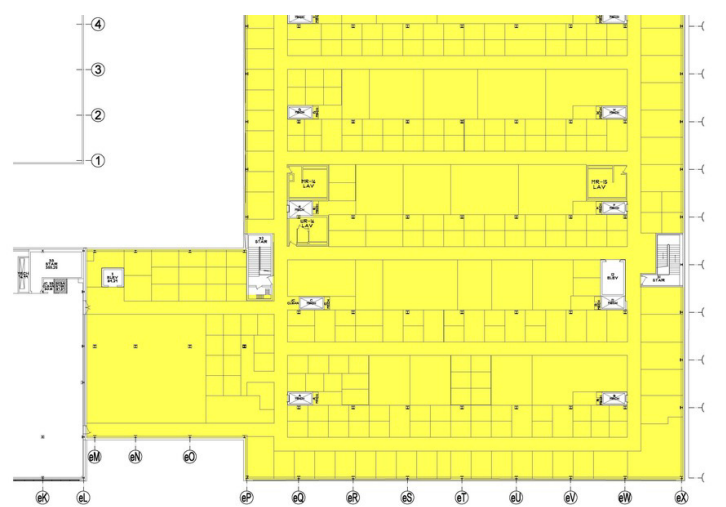


Yellow, Pink and Light Blue Highlighted Area



SECOND FLOOR AREA

58,295 AVAILABLE RSF

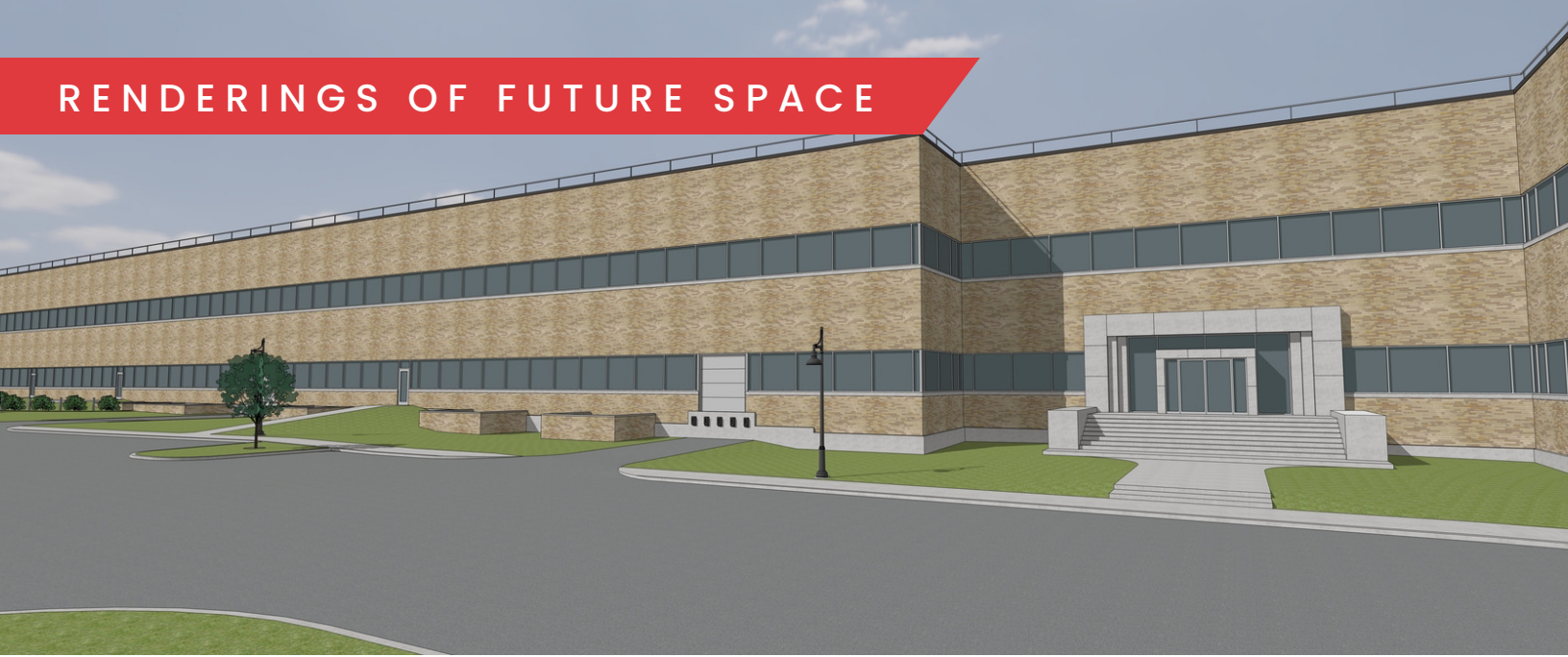


THIRD FLOOR AREA

58,240 AVAILABLE RSF

Green and Blue Highlighted Area

RENDERINGS OF FUTURE SPACE



BRADFORD



HIGHWAY PROXIMITY

125 0.1 MILES  
1 MINUTE

INTERSTATE 495 2.6 MILES  
5 MINUTES

133 1.7 MILES  
4 MINUTES

113

WARD HILL

CEDAR'S

mks

AVITAL

Parker

THE GRANITE GROUP



Great people. Great products.®

ThermoFisher SCIENTIFIC  
Wood Products Unlimited

Quality Carton and Converting, L.L.C.  
QCC

213

INTERSTATE 495

125



1600-1630 OSGOOD ST.

BOSTON

32.4 MILES | 42 MIN



LAWRENCE MUNICIPAL AIRPORT

133

Merrimack River

Lake Co

NORTH ANDOVER SELF STORAGE

amazon

LIFOAM

HIPER Global

ExtraSpace Storage

NLT Non Linear Technology

CRUSADER PAPER COMPANY

panelclaw AN ENSTALL COMPANY

PEABODY SUPPLY CO. Division of Hologic Corp.

TEP

Spruce

EPSI

CONVECTRONICS



NORTH ANDOVER

# 1600 OSGOOD ST

**NORTH ANDOVER, MA**

**FOR LEASE | 293,640 SF OFFICE SPACE ON 30 AC**

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