



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

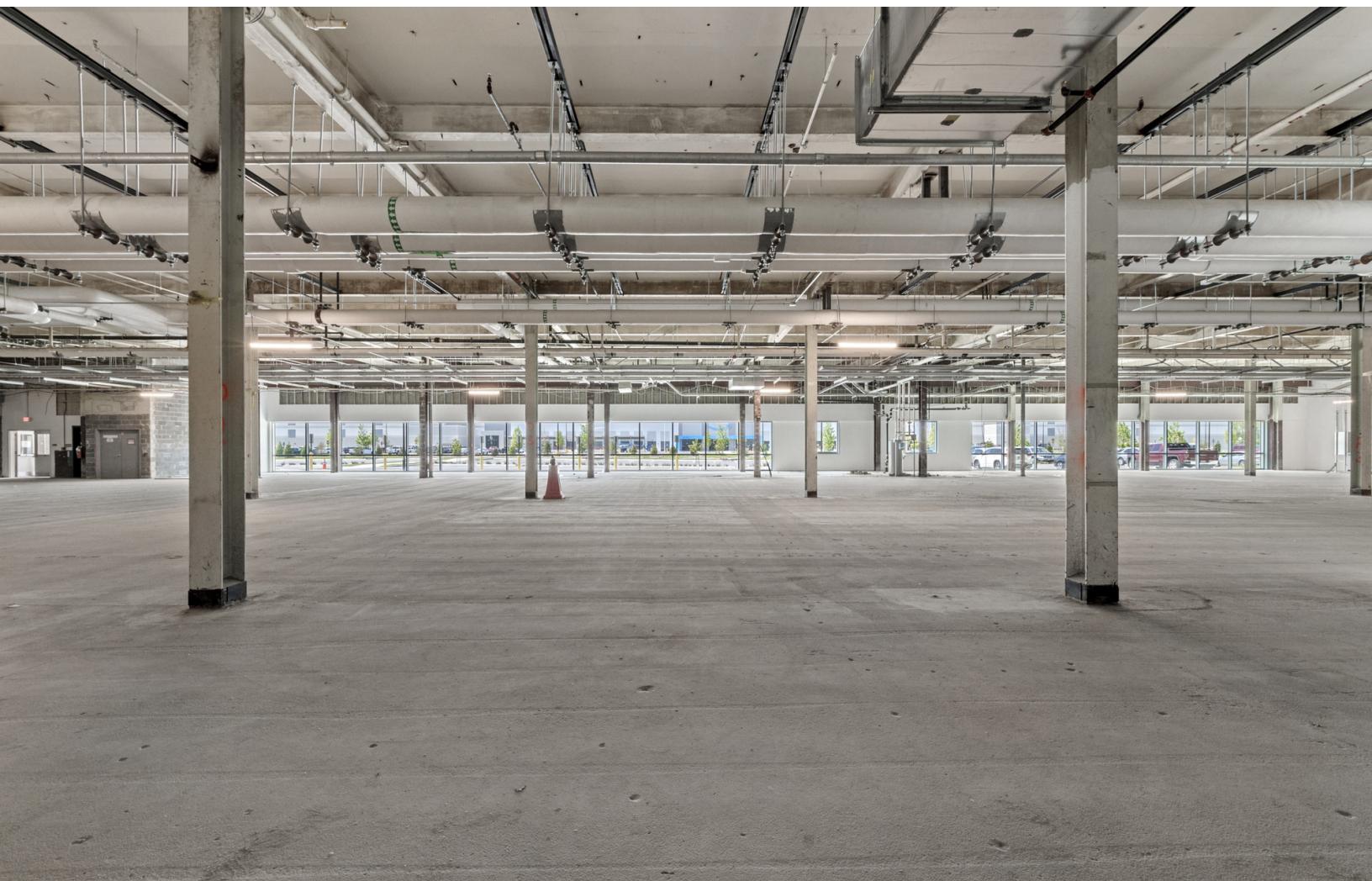
AVAILABLE SPACES

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

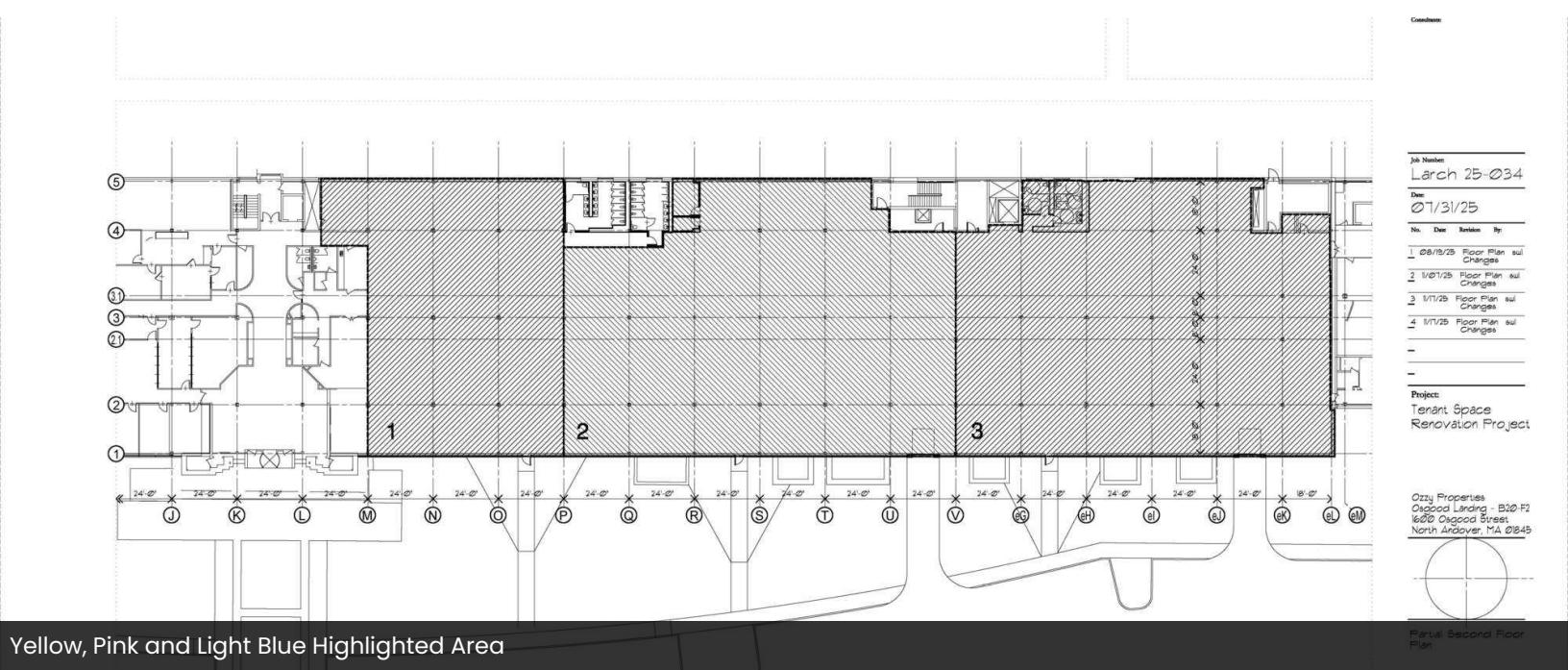
Building Size:	386,095 SF
Space Available:	296,640 SF
Lot Size:	30 AC
Stories:	3
Class:	B
Sprinklers:	Wet
Construction:	Masonry
Columns:	24'w x 30'd
Tailboard Docks:	2
Drive-In Doors:	1
Elevators:	2
Clear Height:	12'
Parking Spaces:	1500
Lease Rate:	Market



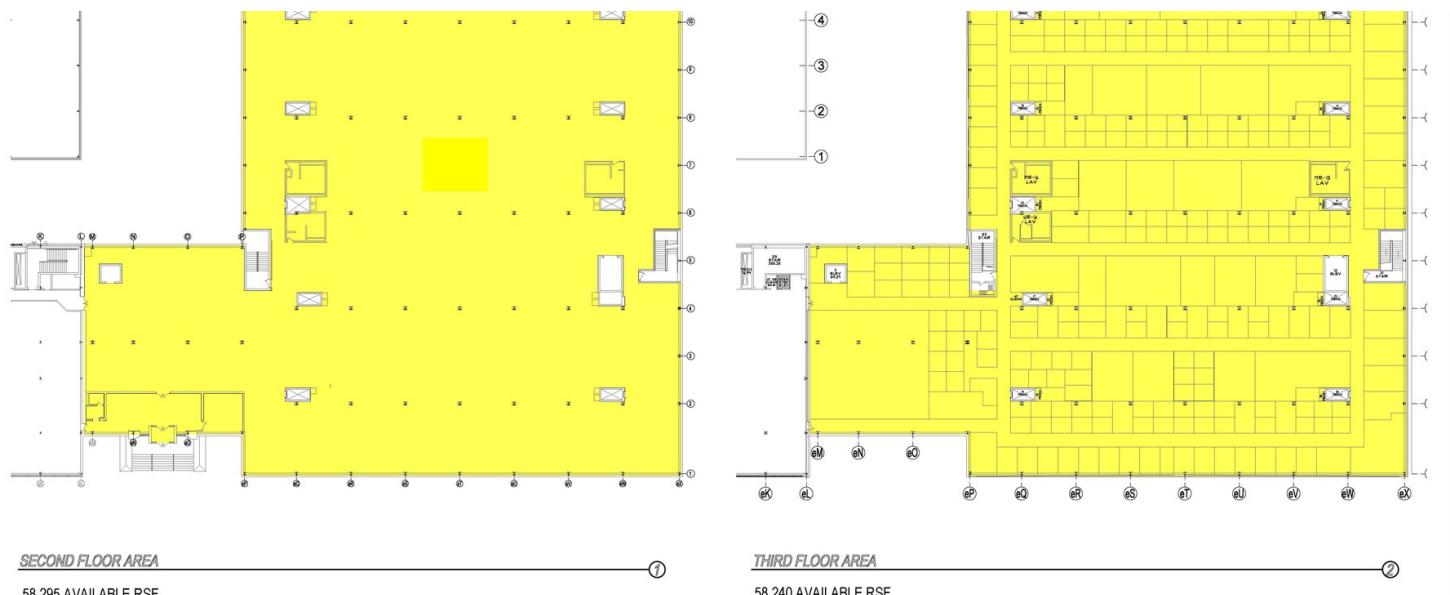




Approximate Available Area is Highlighted

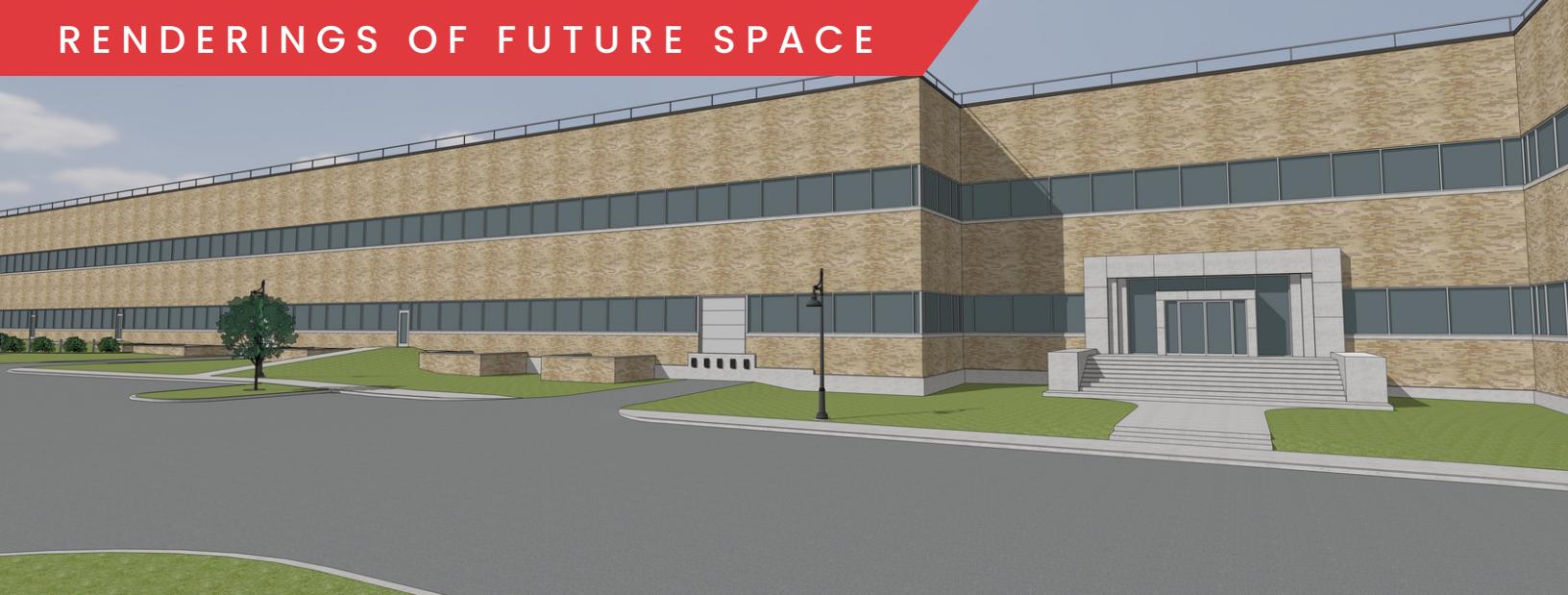


Yellow, Pink and Light Blue Highlighted Area



Green and Blue Highlighted Area

RENDERINGS OF FUTURE SPACE





1600 OSGOOD ST

NORTH ANDOVER, MA

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



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