



NEW ENGLAND
Business Center

255,000 SF FIVE-BUILDING PREMIER OFFICE PARK



ANDOVER, MA

FOR LEASE

NEW ENGLAND BUSINESS CENTER

ANDOVER, MA

New England Business Center is a five-building, 255,000 SF master-planned office park. The park encompasses 42 acres of land and features views of the Merrimack River and a natural wooded surrounding. The park is ideally situated at the junction of Interstate 93 and River Road and is just minutes from Interstate 495 and Route 128. New England Business Center offers proximity to southern New Hampshire and convenient access from Boston.

The campuses quality, flexible floorplates, ideal infrastructure and state-of-the-art amenities make NEBC one of the few office parks along the I-93 corridor that can accommodate a wide variety of tenant sizes.



EASY ACCESS TO
INTERSTATES 93, 495,
ROUTE 128 & BOSTON



A FOCUS ON SUSTAINABILITY
& COST REDUCTION; NEW
LED LIGHTING THROUGHOUT



9,000 SF ON-SITE
FITNESS CENTER



SEVEN HOTELS WITHIN
ONE MILE INCLUDING
ADJACENT FULL-SERVICE
DOUBLETREE HOTEL



9,000 SF ON-SITE
CAFETERIA



ACCESS TO 14 MILES OF
WALKING TRAILS ALONG
THE MERRIMACK RIVER



HIGHLIGHTS AND FEATURES



35 NEW ENGLAND BUSINESS CENTER

- Building size: 87,380 SF on two floors
- Parking: 3.90/1,000 SF
- Loading: One tailboard dock
- Tel/Data: Verizon, Verizon Fios, Comcast Business, Lighttower



20A NEW ENGLAND BUSINESS CENTER

- Building size: 63,366 SF
- Fully leased



BUILD TO SUIT

- Building size: ± 52,000 – 80,000 SF
- Office, life science, healthcare opportunity



AMENITIES CENTER

- On site Café, Fitness Center, Community Center
- 18,000 SF



10 NEW ENGLAND BUSINESS CENTER

- Building size: ± 86,635 SF on three floors
- Parking 3.5/1,000 SF
- Loading: One tailboard dock
- Tel/Data: Verizon, Verizon Fios, Comcast Business, Lighttower



15 NEW ENGLAND BUSINESS CENTER

- 5,288 SF
- Retail/Flex/Office/Medical
- Available Now

PROMINENT CORPORATE NEIGHBORS

Large corporate users are drawn to Andover's unparalleled amenity base and exceptional accessibility to a highly skilled workforce in both Boston and Southern New Hampshire. With 4.2 million square feet of premium office space, Andover is one of the most thriving suburban business hubs within the I-93 corridor.

ABUNDANT AREA AMENITIES

WITHIN 3 MILES OF NEW ENGLAND BUSINESS CENTER

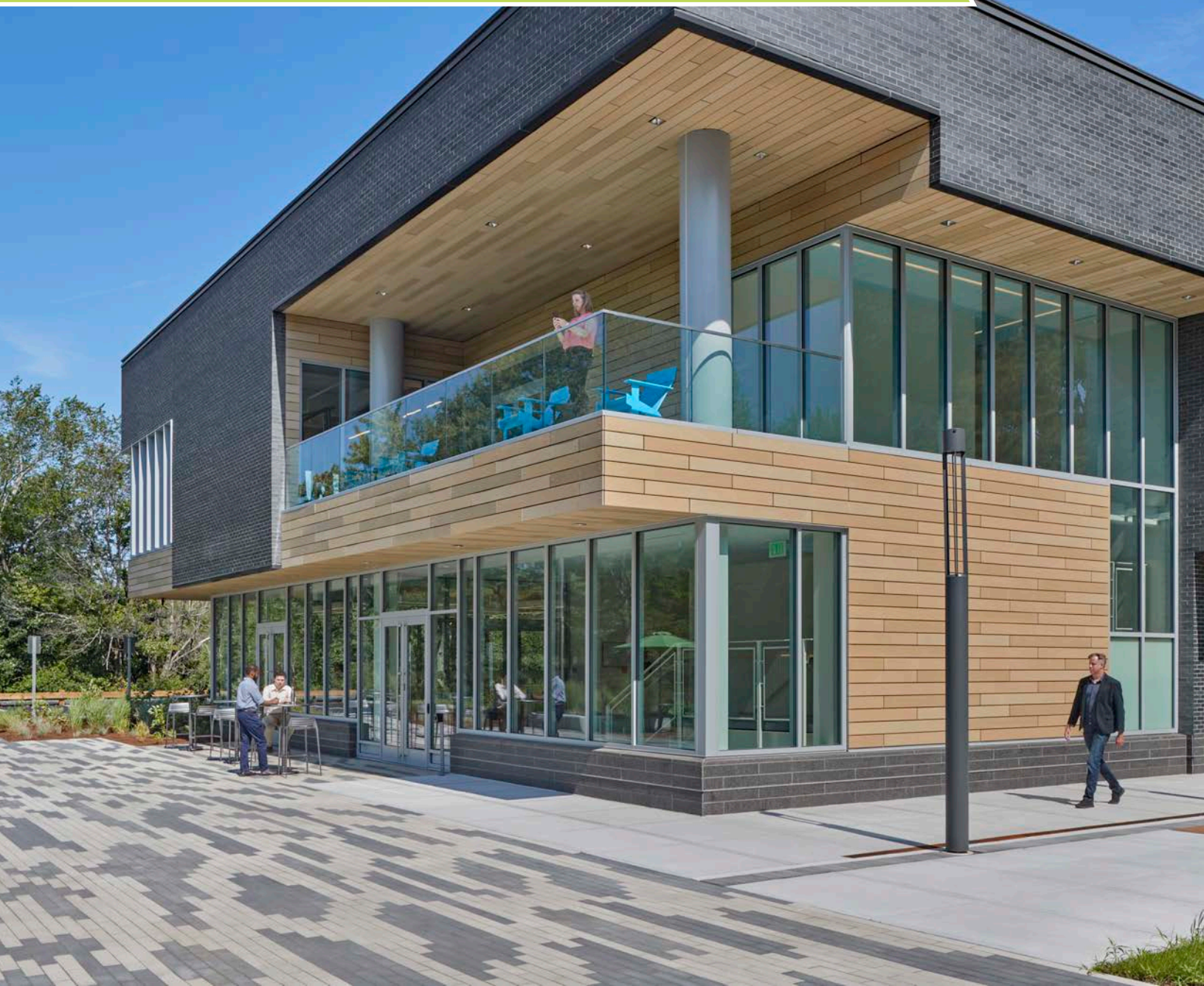
54 Restaurants | **8 HOTELS**
1,109 rooms 

 **32.M SF**
of retail within a 5-mile radius

3 golf courses | **2395** acres of conservation
35 miles of roads and trails



NEW ON-SITE AMENITY CENTER



FULL- SERVICE
CAFETERIA



EXPANSIVE INDOOR
AND OUTDOOR SEATING
AND MEETING AREAS



GYM WITH STATE-OF-
THE ART EQUIPMENT
AND LOCKER ROOMS



CYCLING
STUDIO

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