



63 Park Street

63 Park Street, Andover, MA 01810



Jeana DeBenedetto

Bell Tower Commercial Real Estate Group

60 Island St, Lawrence, MA 01840

jeanad@belltowercregroup.com

(978) 458-8822



63 Park Street

\$26.00 - \$39.50 /SF/YR

Welcome to the completely re-imagined 63 Park Street in the heart of downtown Andover! Join other professional medical, office, and retail tenants while space is still available.

63 Park Street features ample and recently renovated municipal parking, upgraded and modernized elevator, and renovated 3rd floor offices and common areas. The exterior siding, lighting, signage, and landscape project is nearing completion and garnering lots of community attention as an Andover Center stunner. The lobby and 2nd floor common area renovations are currently underway to complete this whole-building transformation.

63 Park Street offers professional property management, walkable to restaurants, retail, financial institutions, and commuter rail.

Contact us today to be part of the community at 63 Park Street in Andover.

*Please be advised that some of the images contained in this listing are sketches of future improvements intended for this property.



Rental Rate: \$26.00 - \$39.50 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 28,383 SF

Year Built: 1984

Walk Score ®: 88 (Very Walkable)

Rental Rate Mo: \$2.17 /SF/MO

1st Floor, Suite 6

1

Space Available	1,553 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Suite 6, with 1,553SF, offers premium street-level access, excellent visibility, and premiere signage opportunity in downtown Andover. Our retail/medical/professional office space, which was formerly a dental office offering treatment rooms with plumbing, private bathroom, break room, and lab/storage area is now available. Come see the potential opportunities for your professional business or practice. Join other professional and medical tenants in this central location.

2nd Floor, Suite 206

2

Space Available	582 SF
Rental Rate	\$29.00 /SF/YR
Date Available	March 14, 2024
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Suite 206, with 582SF, is located on the 2nd floor featuring great visibility with storefront windows and natural light. This suite is situated immediately adjacent to common area restrooms and amongst other professional and health and wellness tenants offering great referral opportunities for similar use (nail salon, med spa, or various health and wellness use). Suite 206 has existing in-suite plumbing and can be customized to meet tenant requirements.

2nd Floor, Suite 208

3

Space Available	1,229 SF
Rental Rate	\$29.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Suite 208, with 1,229SF, is located on the 2nd floor with large windows and lots of natural light. This suite is situated amongst other professional and health and wellness tenants including Abbot Financial Management, Inc., Home Yoga, Chhaya Thai Spa, and Wylde and Lowe salon offering great referral opportunities for similar use (nail salon, med spa, or various health and wellness use). Suite 208 is in close proximity to plumbing and can be customized to meet tenant requirements.

3rd Floor, Suite 304

4

Space Available	512 SF
Rental Rate	\$39.50 /SF/YR
Date Available	Now
Service Type	Plus Electric
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Suite 304, located on the 3rd floor, offers two adjoining offices (340SF and 172SF) with a total of 512SF. This suite is complete with new LVT floors, skylights with lots of natural light, new ceiling/lighting, storage, and direct access off the elevator. The entire 3rd floor, including suite 304, just underwent a complete renovation. The larger office, with 340SF, is available for immediate occupancy. The adjacent unit, with 172SF, will be available in May 2024. The 3rd floor boasts a common seating area for tenant and guest enjoyment.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Andover Oral Surgery and Dental Implant Center	-	
Andover Primary Care	-	
Domino's	-	



63 Park St, Andover, MA 01810

Welcome to the completely re-imagined 63 Park Street in the heart of downtown Andover! Join other professional medical, office, and retail tenants while space is still available.

63 Park Street features ample and recently renovated municipal parking, upgraded and modernized elevator, and renovated 3rd floor offices and common areas.

The exterior siding, lighting, signage, and landscape project is nearing completion and garnering lots of community attention as an Andover Center stunner. The lobby and 2nd floor common area renovations are currently underway to complete this whole-building transformation.

63 Park Street offers professional property management, walkable to restaurants, retail, financial institutions, and commuter rail.

Contact us today to be part of the community at 63 Park Street in Andover.

*Please be advised that some of the images contained in this listing are sketches of future improvements intended for this property.