

40 Shattuck Road

Andover

Exit 45 off I-93 (River Road)



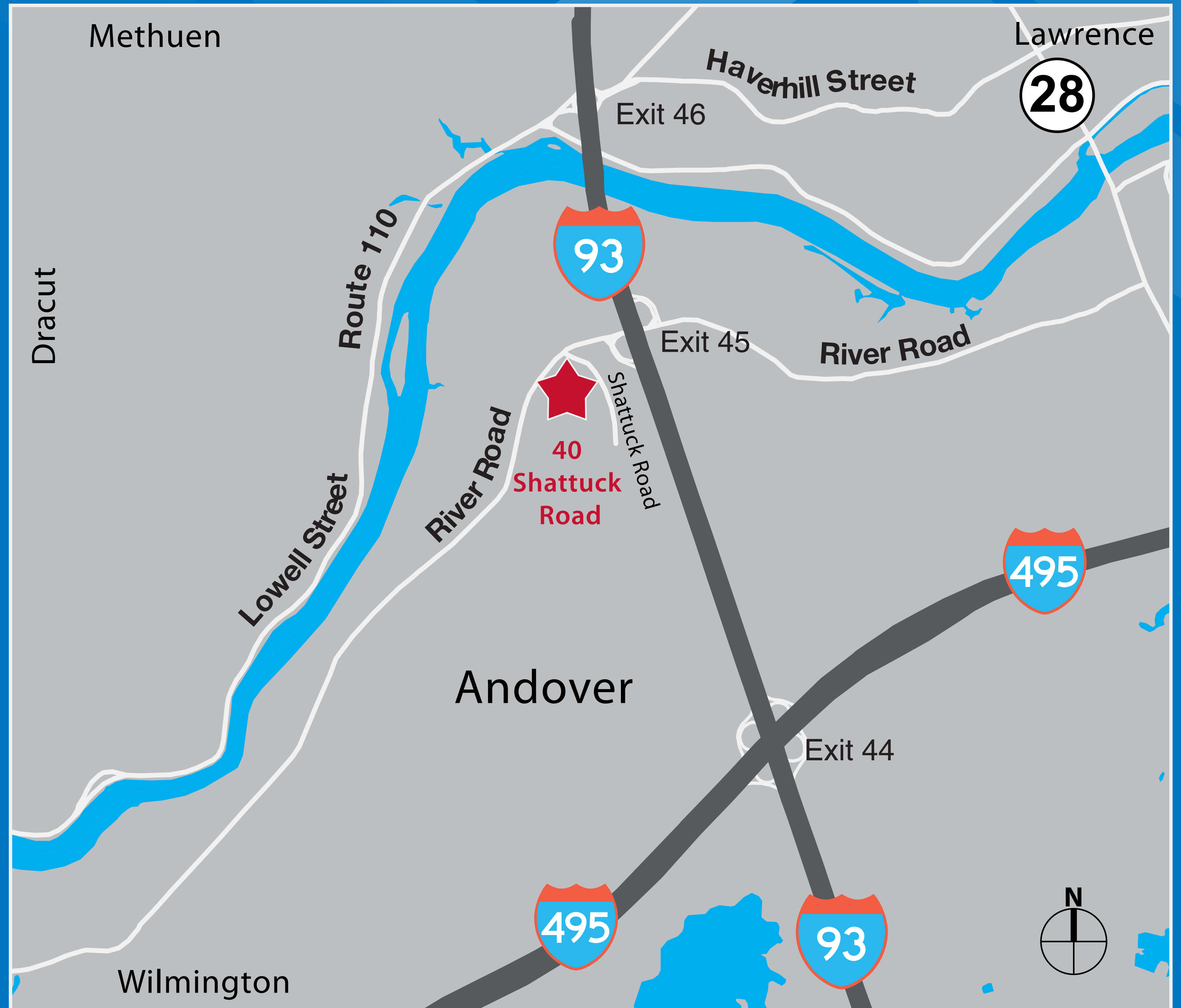
Cummings Properties is now in Andover

Cummings Properties expanded to Andover with its acquisition of 40 Shattuck Road in 2017. This first-class 120,000 SF office/R&D building is situated within a thriving business district and offers upscale contemporary space, including a two-story atrium lobby and an expansive ribbon window system that allows for abundant natural light.



Location

Conveniently located off I-93 (Exit 45), just north of I-495, 40 Shattuck Road is on the corner of River Road in a well-known corporate neighborhood. The property offers convenient access to major highways, meticulously landscaped grounds, and proximity to many desirable amenities, including daycare, hotels, and restaurants.



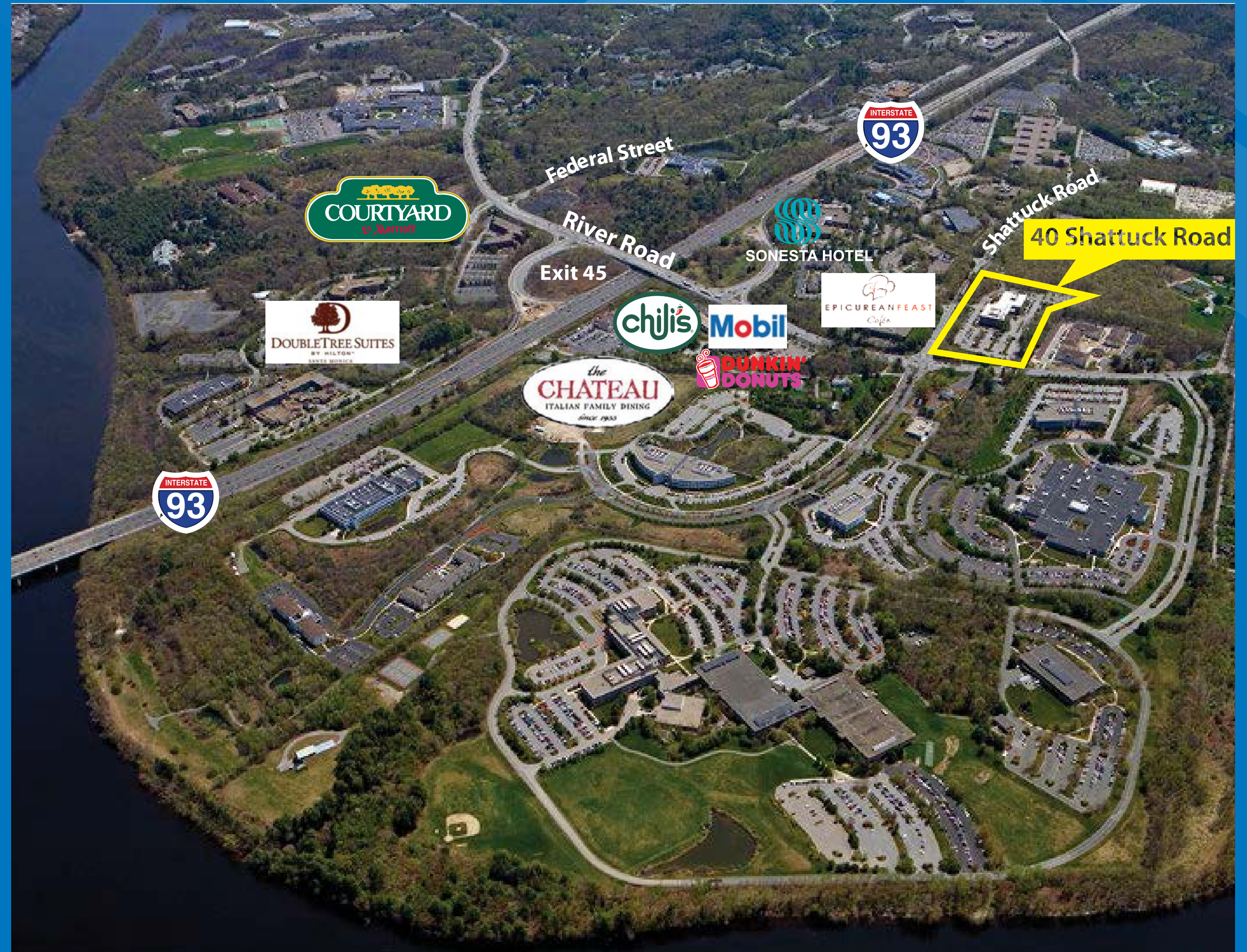
Corporate Neighbors

40 Shattuck is home to Agri-Mark/Cabot Creamery, Woodard & Curran, and Nexustek Boston, among other firms. Major businesses along Shattuck Road and across River Road at Minuteman Park include Draeger Medical, Philips Medical Systems, Putnam Investments, MKS Instruments, and Smith & Nephew.



Neighboring Amenities

Being on the corner of River Road and located off I-93 (Exit 45), just north of I-495 40 Shattuck has quick access to many nearby amenities such as restaurants, hotels, and other desirable establishments.



Building Specifications

Total Building Size:

120,000 SF on three floors

Year Built:

2001

Construction:

Steel frame, masonry, ribbon windows

Floor-to-Floor Height:

First floor – 14' - 5"

Second & third floor – 13' - 6"

Finished Ceiling Height:

First floor – 10' - 0"

Second & third floor – 9'-0"

Parking Ratio:

3+/1,000 SF

Elevator Specs:

One passenger, 3000 lbs. &

One freight, 3,500 lbs.

HVAC System:

Heating and cooling provided by two 180-ton packaged Mammoth rooftop units. Morning warm-up is provided by natural gas. Perimeter heating provided by electric re-heat coils via fan-powered boxes.

Loading Docks:

1 tailboard dock with leveler

Building Telecommunications System:

T1 & T3 fiber provided by Verizon

AT&T service, Verizon Fios Backbone

Electric System:

3,000 amps @ 480v, 3-phase 12.0 watts/sf

Roof:

Fully adhered EPDM rubber membrane



40 Shattuck Market



40 Shattuck Market



Fitness Room

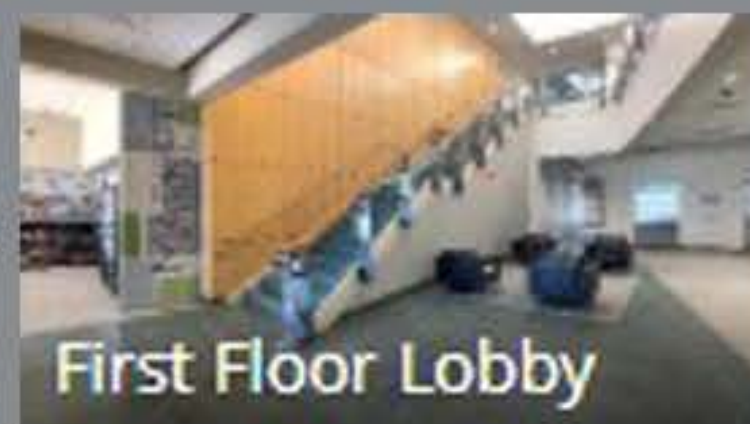


Fitness Room



Take a Virtual Tour!

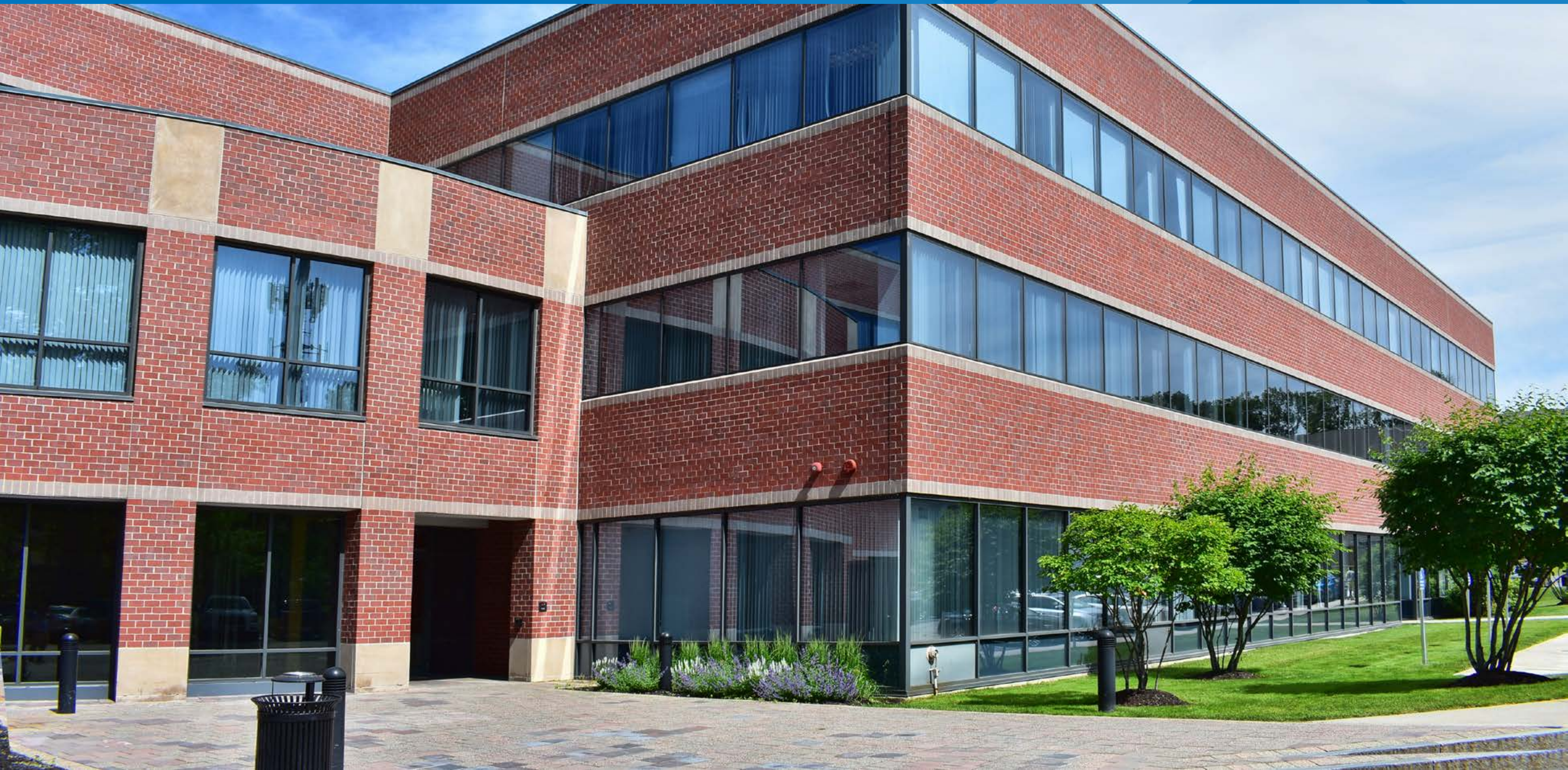
Click the button below to view a 360° virtual tour of a featured space at 40 Shattuck Road.



40 Shattuck Road



40 Shattuck Road



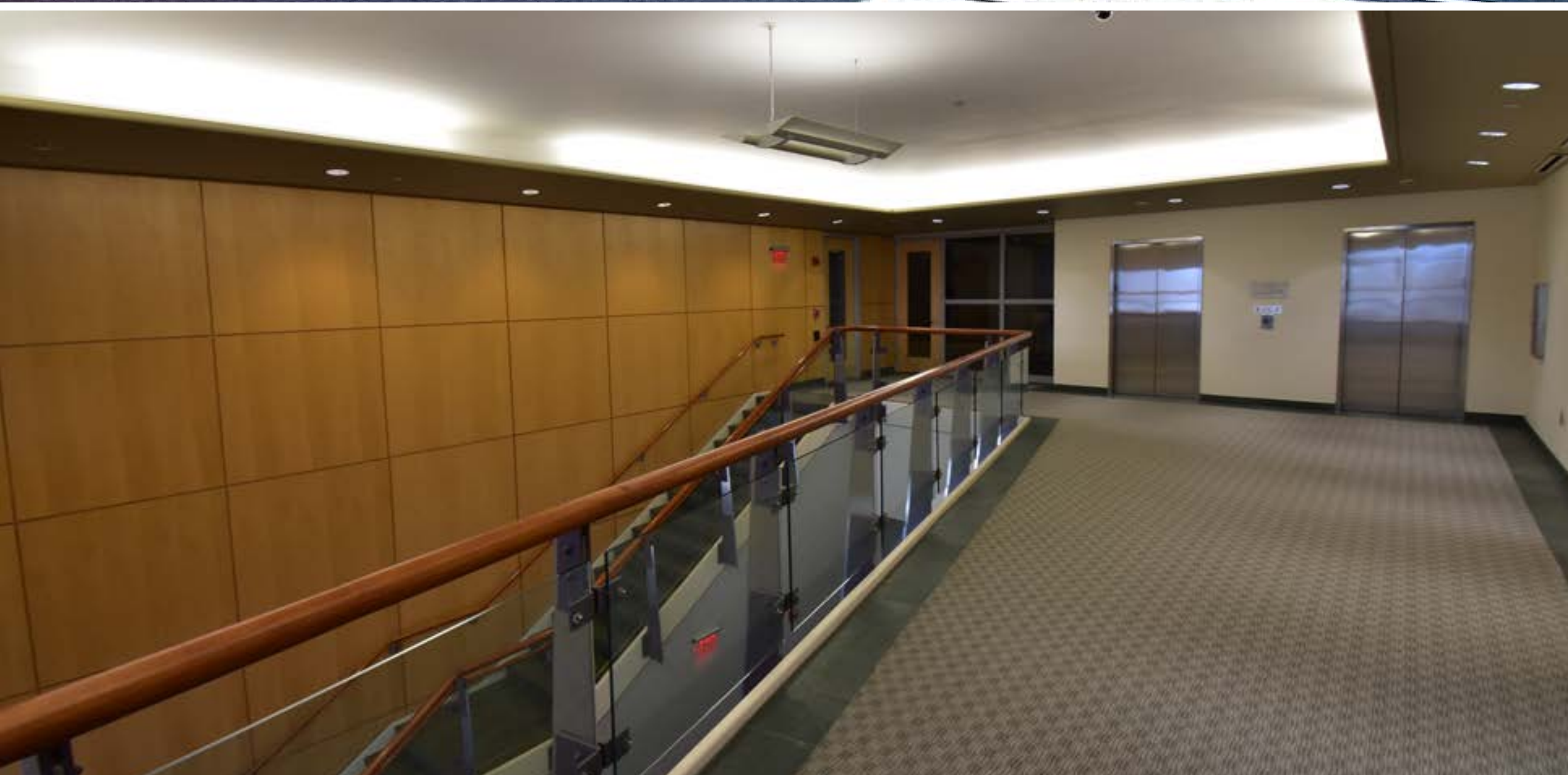
40 Shattuck Road



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Take a Virtual Tour!

Click below to watch a video and see what 40 Shattuck has to offer!

New build-to-suit options

40 Shattuck Road, Andover



Signage Opportunity

Leasing Information

John Halsey, Leasing Manager

781-932-7039

ehs@cummings.com

Corporate Headquarters:

200 West Cummings Park

(Washington Street)

Woburn, Massachusetts

CummingsProperties.com



Cummings Buildings

Power Charities

More than *\$375 million* awarded to date
to Greater Boston-based nonprofits alone.



Cummings Buildings

Power Charities

100% of profits go to nonprofits

