

**300 FEDERAL STREET**

ANDOVER, MA



OFFICE / R&D SPACE FOR  
**LEASE**

72,698 SF



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300 Federal Street is a 119,970-square foot two-story, first-class office building in Andover, Massachusetts. 300 Federal Street is part of Woodland Park, a master-planned 714,000 square foot mature office park conveniently situated at the I-93/River Road Exit, less than a mile from I-495. The entrance, lobby and common spaces have all been recently renovated, providing a strong, positive first impression for visitors and employees alike.

300 Federal Street's unparalleled location at I-93 and River Road interchange offers immediate access to I-495, while Route 128/I-95 is only a few minute's drive to the south. Area amenities include some of Merrimack Valley's finest restaurants and hotels, while numerous banks and retail conveniences are only a few minutes drive. Downtown Boston and Logan International Airport are less than 30 minutes away.

## SPECIFICATIONS

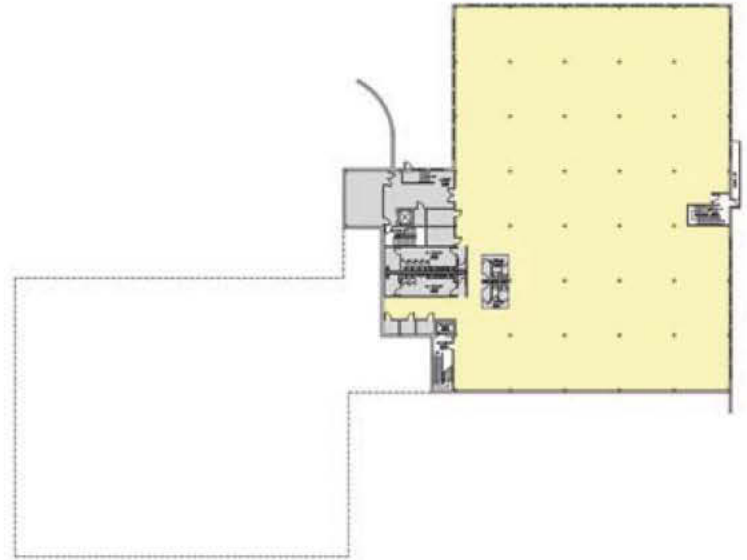
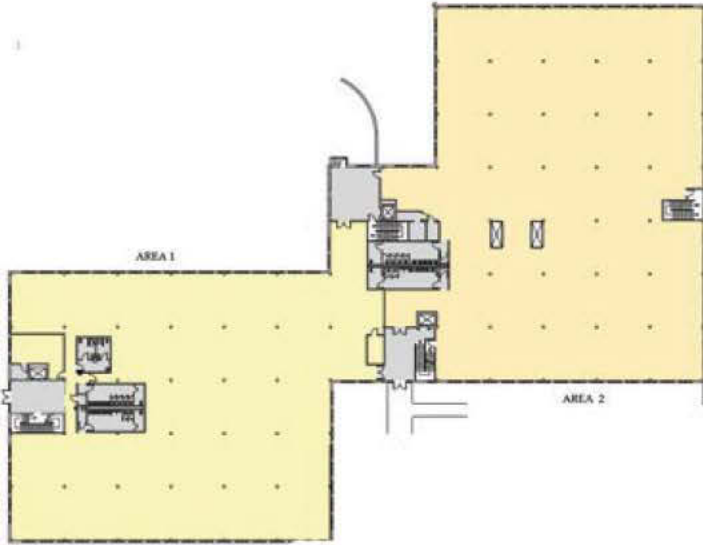
<b>TOTAL SIZE</b>	119,970 SF
<b>AVAILABLE SPACE</b>	72,698 SF
	First Floor: 47,423 SF
	Garden Level: 25,275 SF
<b>TIMING</b>	Available immediately
<b>YEAR BUILT</b>	1996, renovated 2010
<b>STRUCTURE</b>	Steel with red brick veneer
<b>FLOORS</b>	Two, with a garden level
<b>PARKING</b>	404 parking spaces
<b>ROOF</b>	Firestone rubber membrane
<b>HVAC</b>	Five Trane VAV rooftop unites with 300-ton capacity
<b>ELECTRIC</b>	4,800 amps, 480/277 volt, 3-phase, 4-wire
<b>COLUMN SPACING</b>	25' by 25'
<b>LOADING</b>	Two talboard docks, one with leveler
<b>ELEVATORS</b>	Three 3,000 lb. Dover hydraulic
<b>FIRE SAFETY</b>	Fully-sprinklered
<b>WATER &amp; SEWER</b>	Town of Andover



# FLOOR PLANS

FIRST FLOOR | 47,423 SF

GARDEN LEVEL | 25,275 SF

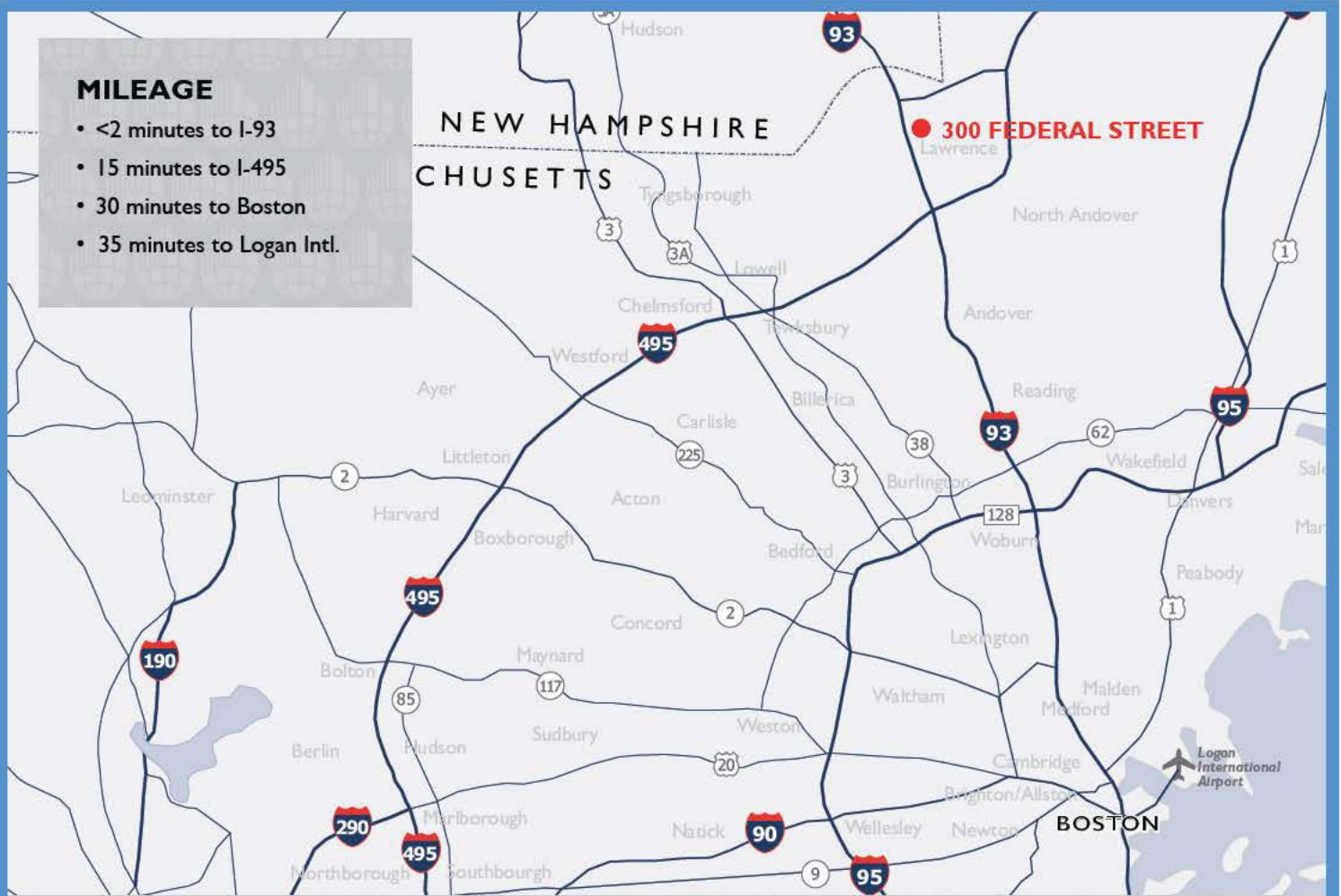


## LOCATION

- 1 Courtyard Hotel
- 2 Staybridge Suites Hotel
- 3 Chateau Restaurant
- 4 Dunkin Donuts
- 5 Chili's

## MILEAGE

- <2 minutes to I-93
- 15 minutes to I-495
- 30 minutes to Boston
- 35 minutes to Logan Intl.



For more information, please contact:

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