



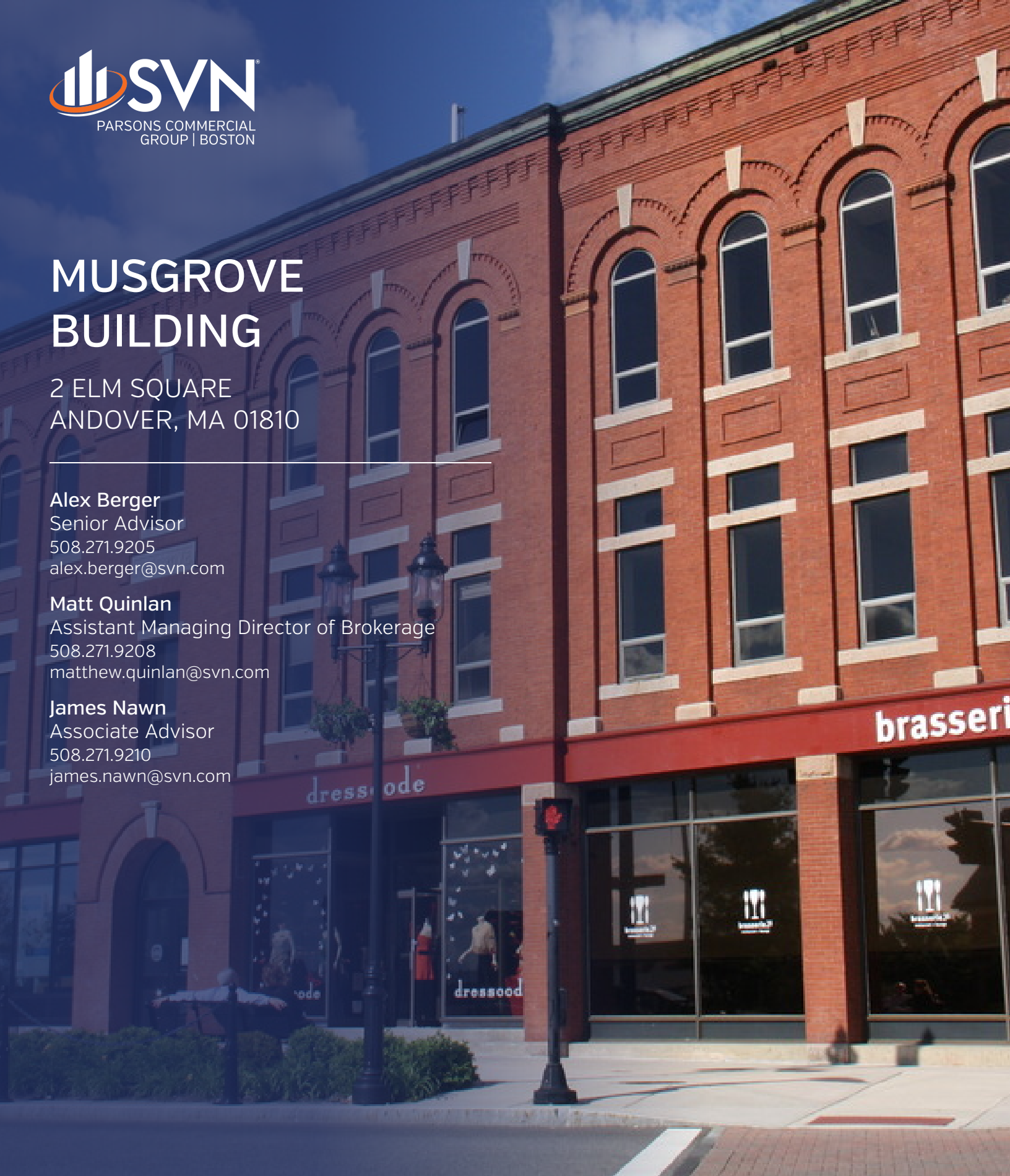
MUSGROVE BUILDING

2 ELM SQUARE
ANDOVER, MA 01810

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Property Summary



OFFERING SUMMARY

Available SF:	1,093 & 1874 SF
Lease Rate:	\$23.00 SF/yr (Gross)
Lot Size:	0.2 Acres
Year Built:	1882
Building Size:	29,650 SF
Renovated:	2006

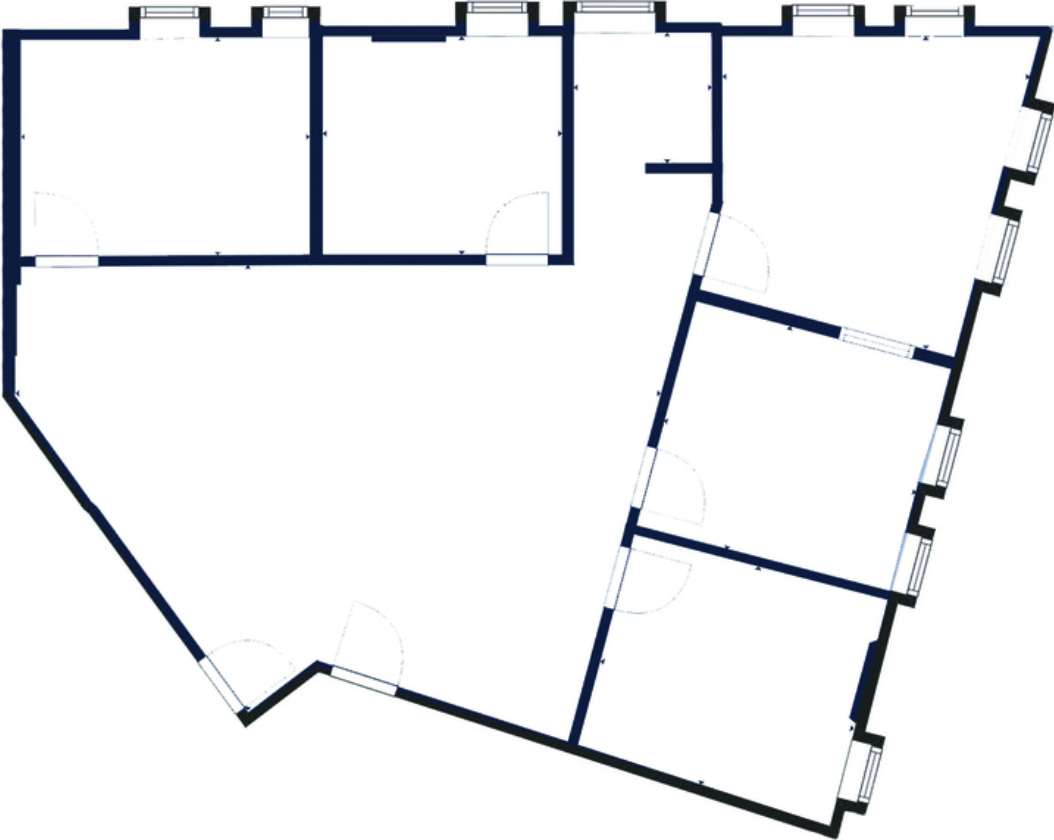
PROPERTY OVERVIEW

Minutes to the Andover Train Station (Haverhill Line). Centrally located in downtown Andover at the intersection of Elm & Main Streets. The 3 story building is a classic brick exterior featuring beautifully landscaped grounds. Recently renovated common areas including, wall coverings, lighting, artwork, and restrooms. Several restaurants and shops in the immediate area. Individual tenant spaces provide flexible floor plans, excellent window lines, and a prestigious business address. There are four dedicated parking spaces available with the space.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE
Suite 209	\$23.00 SF/yr	1,874 SF
Third Floor Suite	\$23.00 SF/yr	1,093 SF

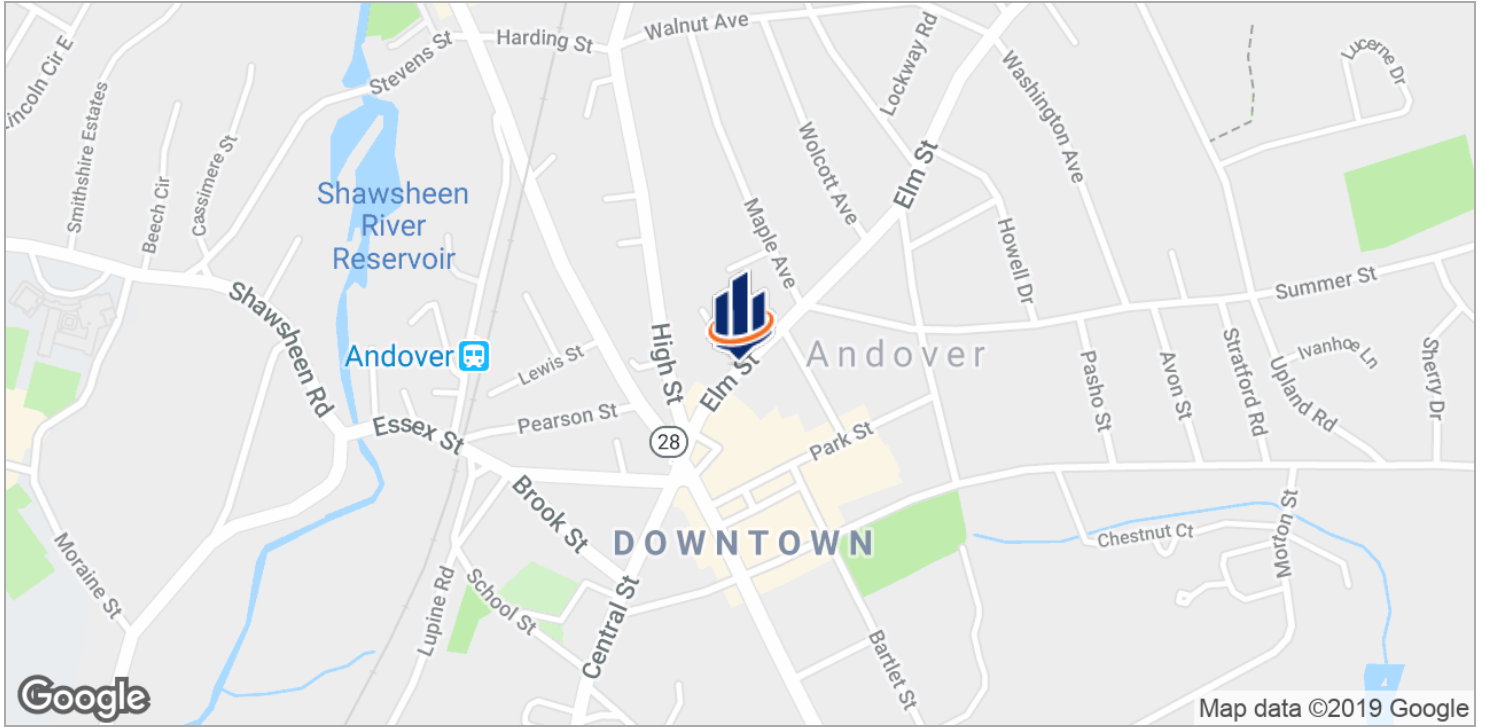
FLOOR PLAN



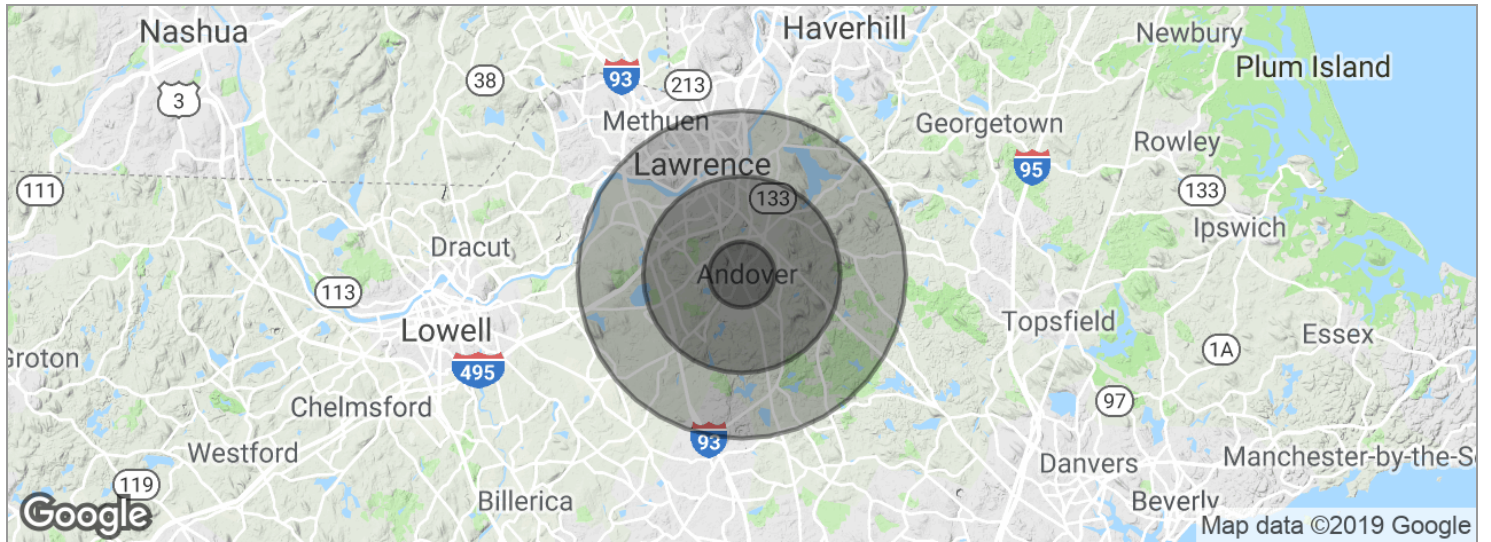
2 ELM SQUARE, ANDOVER, MA



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,294	59,669	184,610
Median age	43.3	38.3	35.3
Median age (Male)	40.4	37.8	34.3
Median age (Female)	45.1	38.7	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,048	22,493	66,298
# of persons per HH	2.4	2.7	2.8
Average HH income	\$108,645	\$101,504	\$79,310
Average house value	\$498,219	\$449,311	\$428,333

* Demographic data derived from 2010 US Census