

305 NORTH MAIN

ANDOVER, MA

57,000 SF

MEDICAL/PROFESSIONAL
OFFICE SPACE



Lupoli
COMPANIES

PROPERTY OVERVIEW

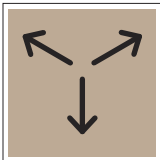


57,000 SF



**3 Stories
Above Grade**

1 Level Below Grade

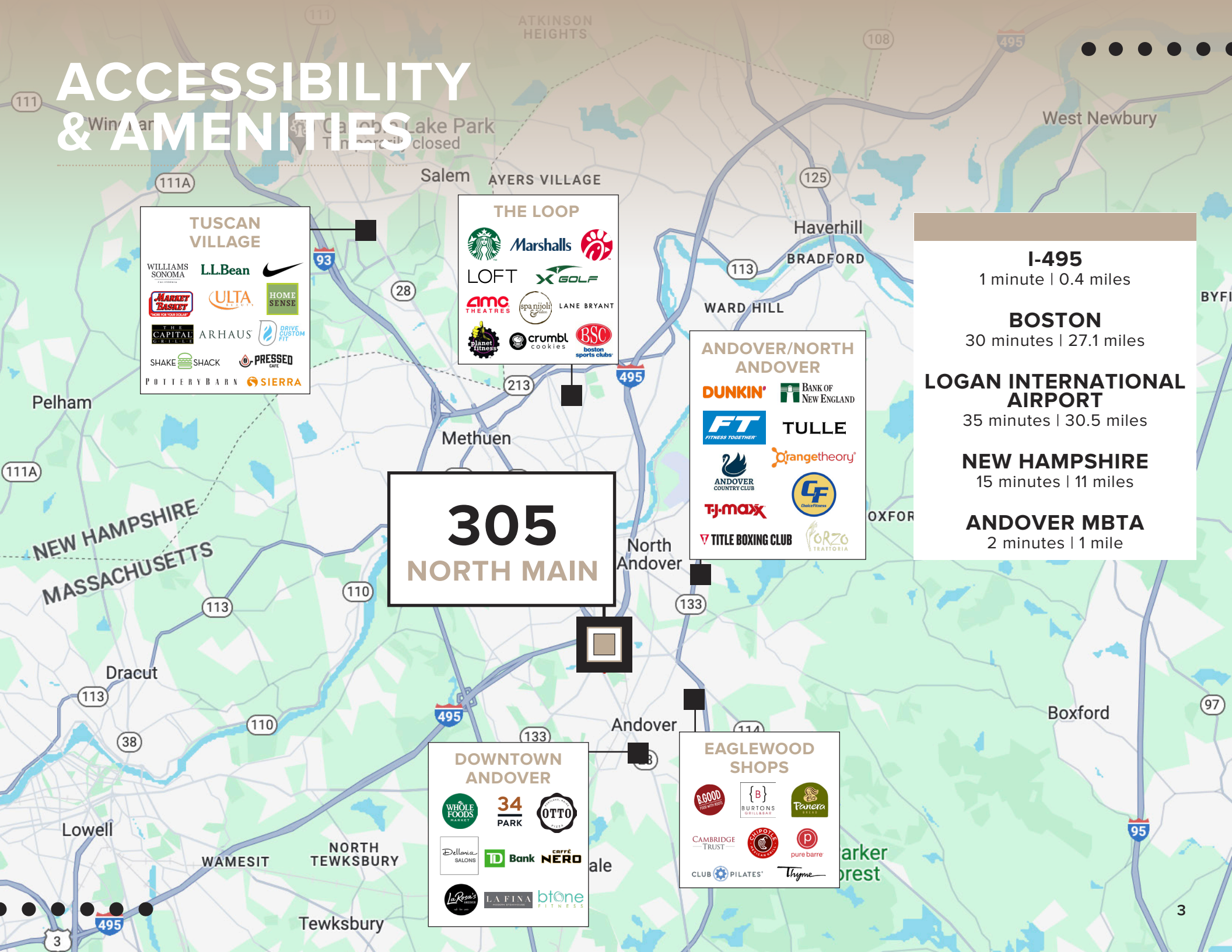


15,000 SF

Average Floor Plate



ACCESSIBILITY & AMENITIES



TUSCAN VILLAGE

WILLIAMS SONOMA | L.L.Bean | Nike
 MARKET BASKET | ULTA | HOME SENSE
 THE CAPITAL | ARHAUS | DRIVE CUSTOM FIT
 SHAKE SHACK | PRESSED CAFE
 POTTERYBARN | SIERRA

THE LOOP

Starbucks | Marshalls | [Logo]
 LOFT | X GOLF
 AMC THEATRES | spanish | LANE BRYANT
 planet fitness | crumbl cookies | BSC boston sports clubs

ANDOVER/NORTH ANDOVER

DUNKIN' | BANK OF NEW ENGLAND
 FT FITNESS TOGETHER | TULLE
 ANDOVER COUNTRY CLUB | Orangetheory® | CF
 TJ-maxx | TITLE BOXING CLUB | FORZO TRATTORIA

**305
NORTH MAIN**

DOWNTOWN ANDOVER

WHOLE FOODS | 34 PARK | OTTO
 Dellaria SALONS | TD Bank | Caffe NERO
 LaResina | LAFINA | btone FITNESS

EAGLEWOOD SHOPS

B.GOOD | {B} BURTONS GRILLBAR | Panera
 CAMBRIDGE TRUST | [Logo] | pure barre
 CLUB PILATES* | Thyme

I-495
1 minute | 0.4 miles

BOSTON
30 minutes | 27.1 miles

LOGAN INTERNATIONAL AIRPORT
35 minutes | 30.5 miles

NEW HAMPSHIRE
15 minutes | 11 miles

ANDOVER MBTA
2 minutes | 1 mile

CORPORATE NEIGHBORS

305
NORTH MAIN

METHUEN

- Holy Family Hospital
Methuen • Haverhill
A STEWARD FAMILY HOSPITAL
- Methuen Family DENTISTRY
- Dana-Farber Cancer Institute
- Cedar View
REHABILITATORY & HEALTHCARE CENTER
- NRI
Northeast Rehabilitation Hospital Network
- BRACES

LAWRENCE

- Lawrence General Hospital
- Mass General Brigham
- AgeSpan
CREATING LIFE. JOINING.
- CHILDREN & FAMILY DENTISTRY & BRACES
- RiverWALK DENTAL
- EAGLE MEDICINE ASSOCIATES PC
- BioPharm Engineered Systems
- Nexcelom Bioscience
- FRESENIUS MEDICAL CARE
- Boston Children's Hospital
- KRONOS HEALTH
- Greater Lawrence Family Health Center
- MERRIMACK MEDICAL & Walk-In Center LLC

ANDOVER/ NORTH ANDOVER

- Beth Israel Lahey Health
- MassOMs
MASSACHUSETTS ORAL & MAXILLOFACIAL SURGERY
- Quest Diagnostics
- ANDOVER EYE
- ANDOVER COSMETIC DENTAL GROUP
- Andover Medical Center & EXPRESS CARE
- convenientMD
- afcc
american family care URGENT CARE
- Andover Surgical Associates
- today's wellness and primary care
- NEOS
NORTHEAST ORAL, SURGICAL AND DENTAL URGENT CARE CENTER
- ANDOVER FOREST
- Andover Pediatrics
- North Andover DENTAL PARTNERS
- Andover Dermatology
- NORTH ANDOVER ORTHODONTICS

TEWKSBURY

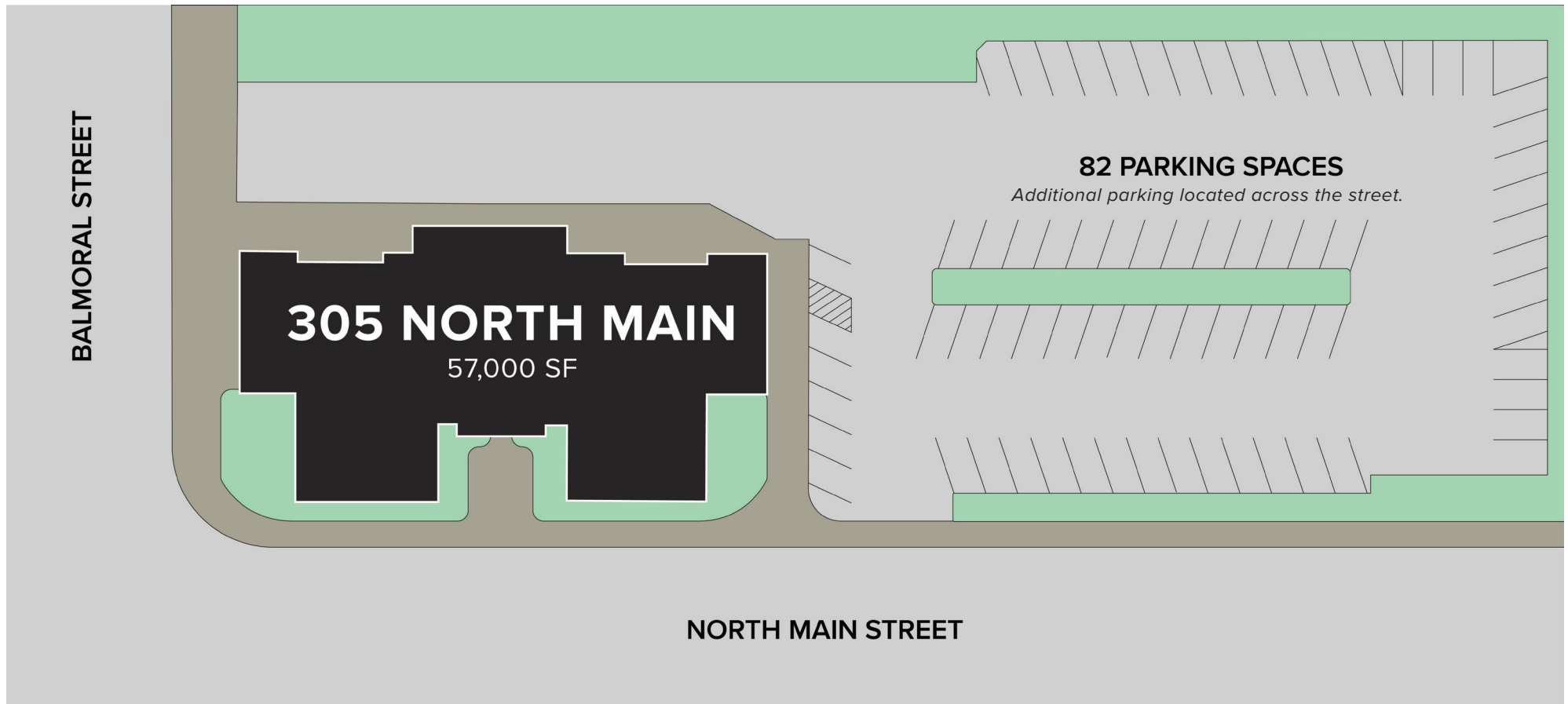
- TuftsMedicine
- massachusetts EYE ASSOCIATES
- TEWKSBURY PHYSICAL & SPORTS THERAPY
- BAY STATE PHYSICAL THERAPY
- NAMV NEPHROLOGY ASSOCIATES OF THE MERRIMACK VALLEY
- CareWell URGENT CARE
- CleanSlate
Outpatient Addiction Medicine
- NEW ENGLAND FERTILITY SOCIETY

LOWELL

- MILL CITY MEDICAL
- Northeast Medical Group
- LOWELL COMMUNITY HEALTH CENTER
- Lowell General Hospital
- RMG
Riverside Medical Group



SITE PLAN



Building Specs

Building Size

Total: 57,000 SF
First Floor: 15,000 SF
Second Floor: 15,000 SF
Third Floor: 15,000 SF
Basement: 12,000 SF

Building Stories

Four (4)

Year Built

1920/1996

Land Area

1.72 acres

Parking

82 spaces

Building Dimensions

Max 201' x Max 108'

Clear Height

Max Clear Height 11'4"

Elevator

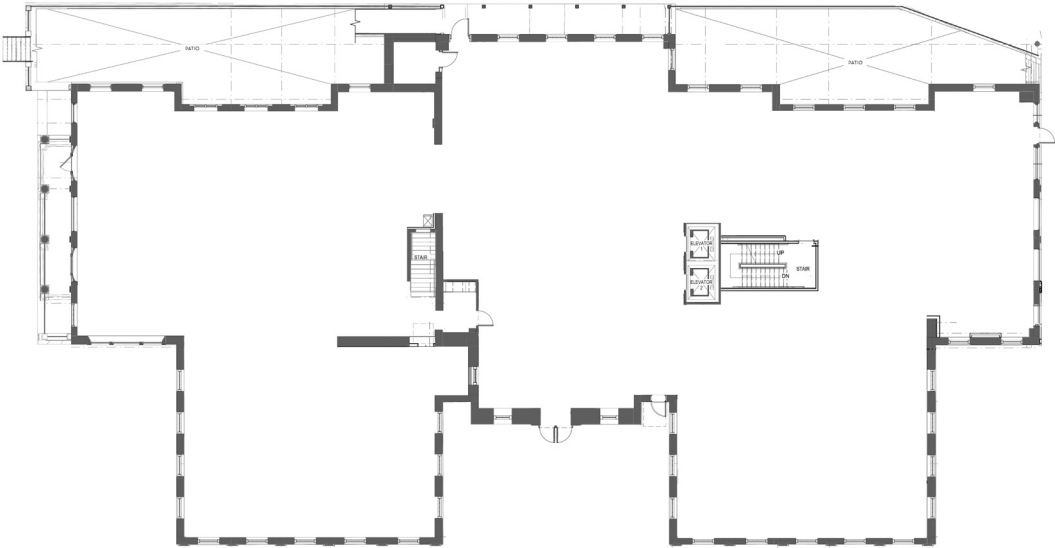
Two (2)

Utilities

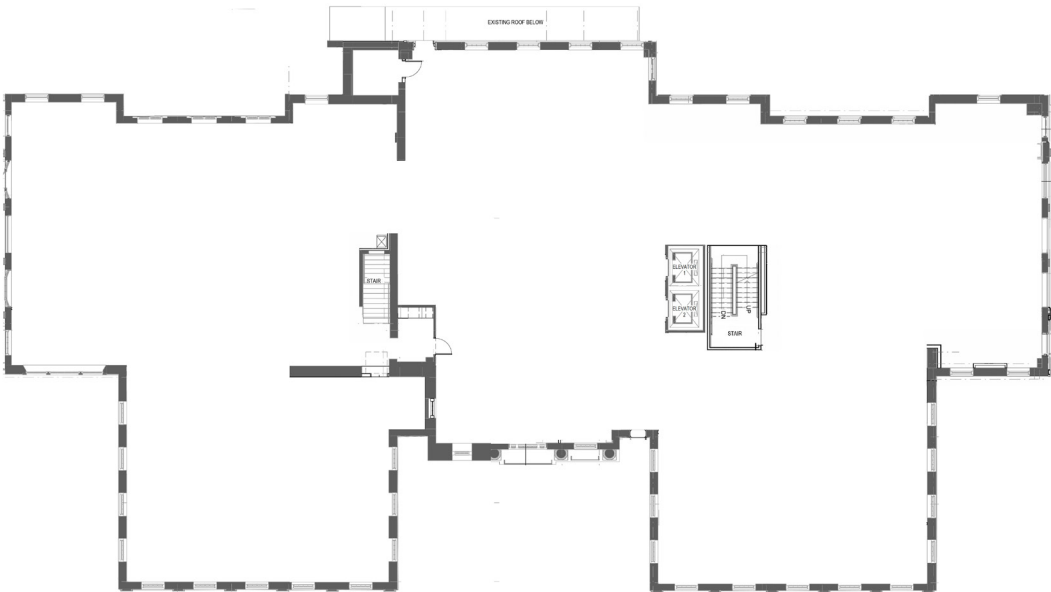
Water & Sewer: Town of Andover
Electric: National Grid
Gas: Eversource

FLOOR PLANS

3 STORIES ABOVE GRADE
1 LEVEL BELOW GRADE



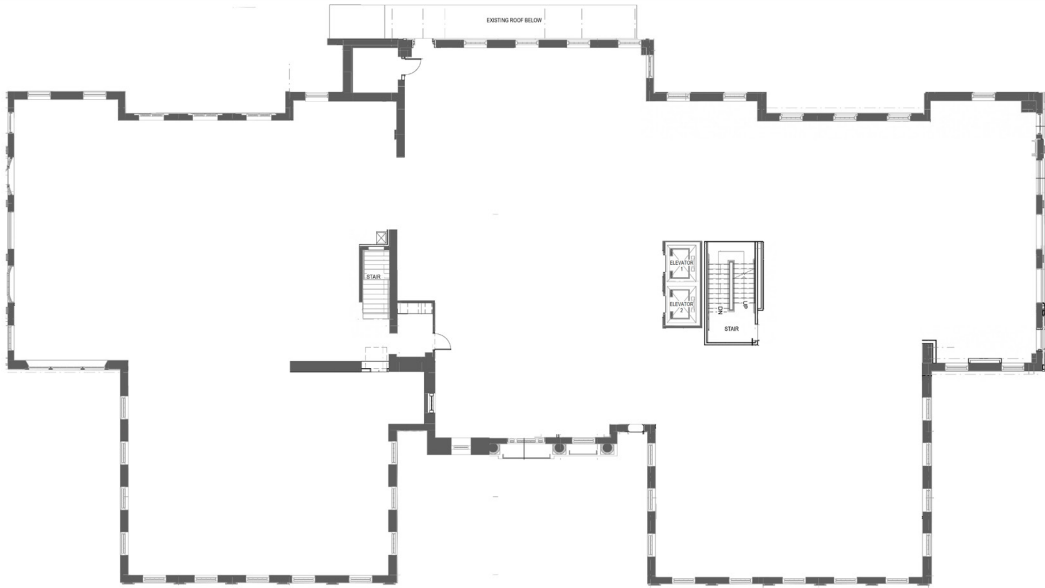
First Floor
15,000 SF



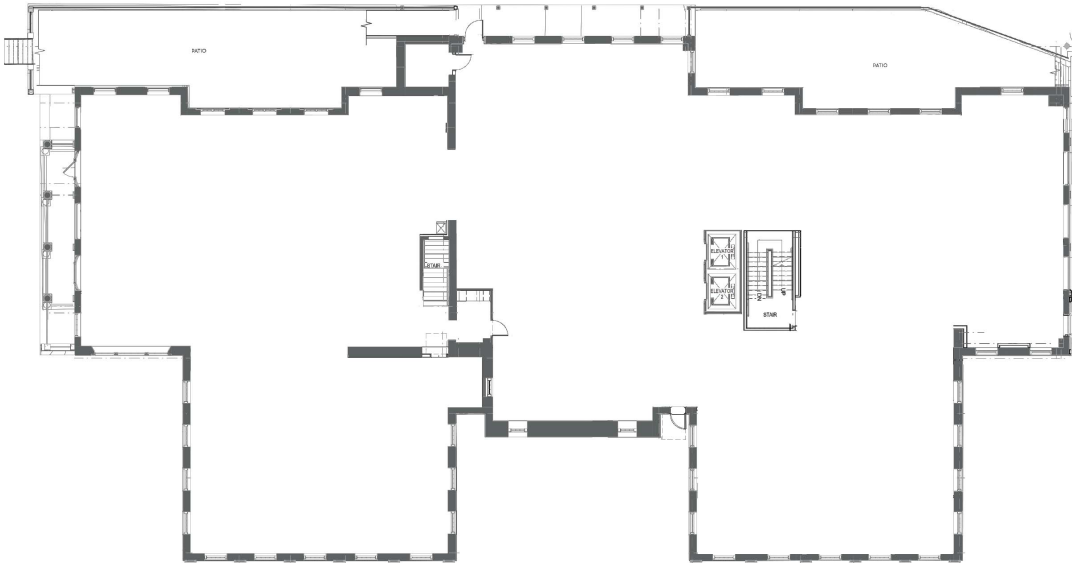
Second Floor
15,000 SF

FLOOR PLANS

3 STORIES ABOVE GRADE
1 LEVEL BELOW GRADE



Third Floor
15,000 SF



Basement
12,000 SF

COMPANY OVERVIEW

Lupoli Companies is an award winning organization with over two decades of growth and development throughout New England. Our focus is on creating opportunities in gateway cities that transform communities through job creation and economic development. What started as a small family run business in the hospitality industry, grew to include close to 6 million square feet of innovative brands in commercial and residential real estate. These core industries, although independent, are bound by a desire to keep improving the products and services in the communities we serve. Lupoli Companies is structured around our founder, Sal Lupoli, whose entrepreneurial spirit and innovative ideas are the cornerstone of our success.



Leveraged public/private partnerships, tax credits, infrastructure grants, and incremental financing which successfully transitioned more than 5 million square feet of space from dormant to vibrant



Nationally recognized by historic preservation groups



Contributions to urban revitalization in several Gateway Cities



TOD focused



**ANDOVER
MEDICAL
CENTER**

- State-of-the-art medical facility sold to Mass General Hospital
- 70,000 SF of medical and office space



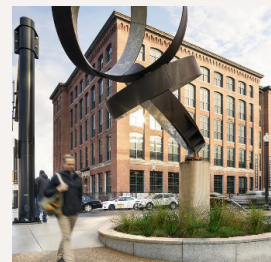
**RIVERWALK
INNOVATION
DISTRICT**

- 50 acres and 6M SF of commercial space
- 596 luxury apartments
- More than 200 commercial tenants in life science, industrial, office & retail



**THE PAVILION
AT RIVERWALK**

- Ground up construction of 80,000 SF building & parking garage for 1,300 cars
- Mix of office space, retail & restaurant
- Regulation sized turf field on roof



**RIVERWALK
LOFTS**

- Historical renovation of mill buildings in three phases
- 596 luxury loft apartment units with 10,000 SF of amenity space



**HAVERHILL
HEIGHTS**

- Ground up construction of 80,000 SF completed in only 18 months
- 42 luxury apartments and 15,000 SF of commercial space



**THORNDIKE
EXCHANGE**

- 65 luxury loft apartments
- 20,000 SF of commercial space with tenants including restaurants, office & medical



305 NORTH MAIN



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Lupoli
COMPANIES