

# 40 Shattuck Road

Andover

Exit 45 off I-93 (River Road)



# Cummings Properties is now in Andover

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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.



# Our Iron Butterflies



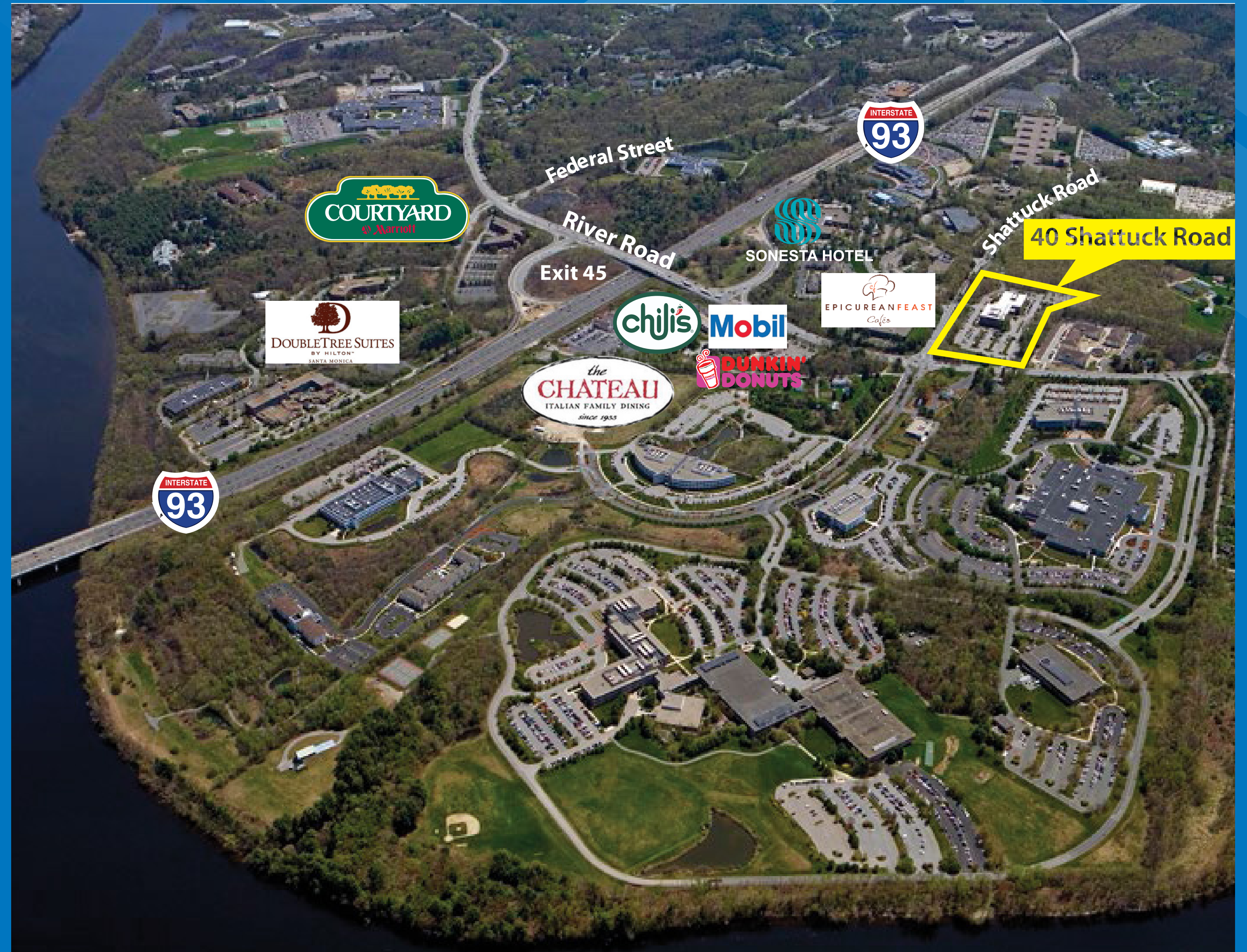
# Corporate Neighbors

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!

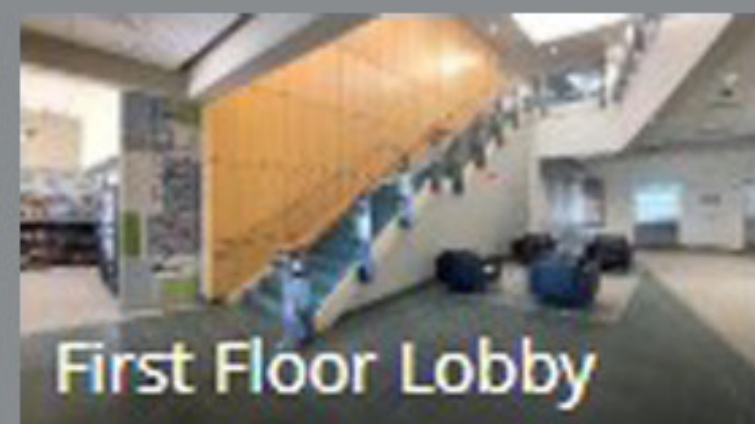
Click the button below to view a 360° virtual tour of a featured space at 40 Shattuck Road.



40 Shattuck Rd



Class A Building



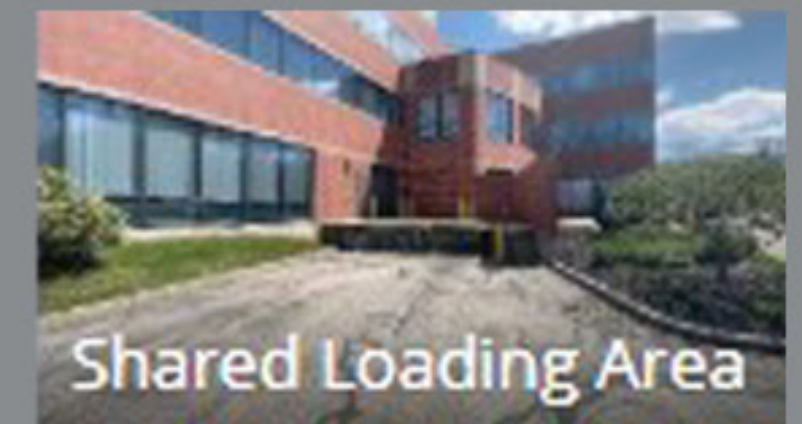
First Floor Lobby



Lobby Area Market



First Floor Fitness Cen



Shared Loading Area



# 40 Shattuck Road

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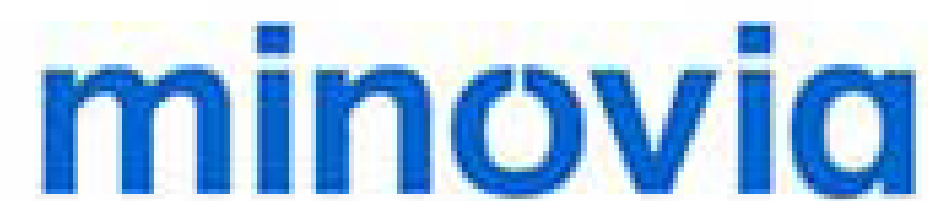
Cumming's

# LABS FAST

Available now or build-to-suit



# Join these and other tech/science firms at Cummings Properties:



# 40 Shattuck Road

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# 40 Shattuck Road

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# 40 Shattuck Road



# Energy Efficient Design



# 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

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to Greater Boston-based nonprofits alone.



# Cummings Buildings

## *Power* Charities

*100% of profits go to nonprofits*

