

# OFFICE CONDOS

2,160 SF (1,080 SF per unit)  
For Sale or Lease

795 Turnpike St, Units 201-202  
North Andover, MA



## AVAILABLE:

Approx 2,160 SF (1,080 SF per unit)

## USES:

Professional office space

## OFFERED FOR SALE/LEASE:

\$419,000 for both units. \$219,000 individually.  
Available for lease at \$23/sf + NNN.

## NEARBY TENANTS:

Professional office complex with neighbor tenants including Dunkin', Stop & Shop and The UPS Store.

The information contained herein has been obtained through sources deemed reliable by JMJ Commercial Realty, Inc., but cannot be guaranteed for its accuracy. We recommend to the buyer or tenant that any information, which is of special interest, should be obtained through independent verification.

## LOCATION:

Willows business park is located on Rt 114 (Turnpike St) with easy access to highways.

## SUMMARY:

Two immaculate, completely renovated office condominiums available for sale. These modern 2022 office units are the definition of turnkey. Bring your furniture and start working tomorrow. Perfect for a variety of professional uses: accounting, law firms, creative/marketing agencies, real estate, business consultants, public relations, web design and much more!

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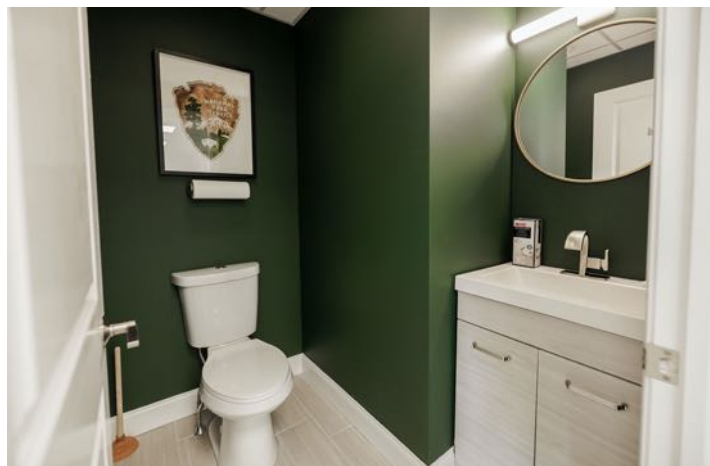


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## PROPERTY PHOTOS - UNIT 201



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## PROPERTY PHOTOS - UNIT 202



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## 2022 RENOVATION DETAILS:

- Private bathroom in each unit
- Glass partitions and windows allowing ample natural light throughout
- Completely new ceiling grid and new Armstrong Dune tiles
- Efficient 2x2 LED light panels throughout
- CAT 6 wiring throughout with Gigabit switches and network racks in each unit. Nearly two dozen CAT 6 jacks installed in each unit for all your business networking needs.
- Kitchenette in each unit. One unit features a private enclosed kitchenette room with cabinetry and full size refrigerator. Second unit features a "conference space" with an oversized conference room with space for a large racetrack table on one end and cabinetry, wet bar, countertops, mini fridge and wine/beverage fridge. Perfect for meetings and training classes.
- Each kitchenette features a new sink/faucet and commercial grade Corian countertops
- Kitchenettes come equipped with coffee makers, toasters, silverware and glassware
- White shaker style cabinets with slow close mechanisms
- LVT flooring in kitchen areas. Walk off mat carpeting in entryway and brand new commercial carpet elsewhere
- New bathroom fixtures including vanity, dual flush toilets, mirrors and lighting. New exhaust fans
- Each unit features an electric heat pump with central air. Smart/WIFI Alexa thermostats provided for each unit.
- Feature lighting added to each unit's conference room
- All new switches and plugs. Clean, uniform look throughout
- Television height plugs installed and three television mounts installed in each unit.
- Each unit comes equipped with one LED TV for free!
- Entryway furniture including end tables, benching seating and guest chairs provided with each unit
- Each unit has a large storage closet and separate HVAC closet.

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