

AVAILABLE FOR LEASE

138 Conant Street

Beverly, Massachusetts

2,973 SF First Class Office



Please contact for more information:

Tim Brodigan, SIOR
Vice President
tbrodigan@klemmerassoc.com
(781) 729-5000 x29

Klemmer Associates, LLC
31 Holton Street
Winchester, MA 01890
www.klemmerassoc.com

PROPERTY OVERVIEW

Locating at *138 Conant Street* creates instant visibility, and exposure. Thousands of commuters pass directly in front of the building every day. This impressive 65,000 square foot building is situated on one of the most prominent sites on the North Shore region with over 470 feet of frontage on Route 128 and is less than 30 minutes from downtown Boston and Logan International Airport. Corporate neighbors include, Axcelis, Electric Insurance, Millipore, and Osram Sylvania with area amenities of both the North Shore and Liberty Tree Malls.



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE

138 Conant Street

Beverly, Massachusetts

2,973 SF First Class Office

For additional information or to sign up for our online service
781.729.5000 or www.klemmerassoc.com

SPECIFICATIONS

Building Size:	65,000 square feet
Available for Lease:	2,973 SF of first class office space on 1 st floor
Lot Size:	2.7 acres
Year Built:	2008
Parking:	260 spaces total; 4 /1,000 (55 underground spaces)
Construction:	Steel-frame with cast in place concrete
HVAC:	Water to air heat pumps
Utilities:	Electric, gas, municipal water/ sewer, fiber-optic, telephone
On-site Amenities:	Cafeteria, fitness room with showers



Aerials by lesvants.com



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale or lease, or withdrawal without notice.