

65,000 SF Class A Office Building

44,900 SF AVAILABLE for LEASE



138 Conant Street, Beverly, MA

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.

For more information contact



KLEMMER ASSOCIATES, LLC
COMMERCIAL REAL ESTATE SERVICES

781.729.5000

www.klemmerassoc.com

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Beverly, MA



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SPECIFICATIONS

Building Size:	65,000 square feet
Available for Lease:	44,900 square feet
Lot Size:	2.7 acres
Year Built:	2008
Parking:	260 spaces total 4 spaces per 1,000 SF (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
Elevators:	Two (2)
Shipping/Receiving:	One (1) tailboard
On-site Amenities:	Cafeteria, fitness room with showers



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781.729.5000 or www.klemmerassoc.com