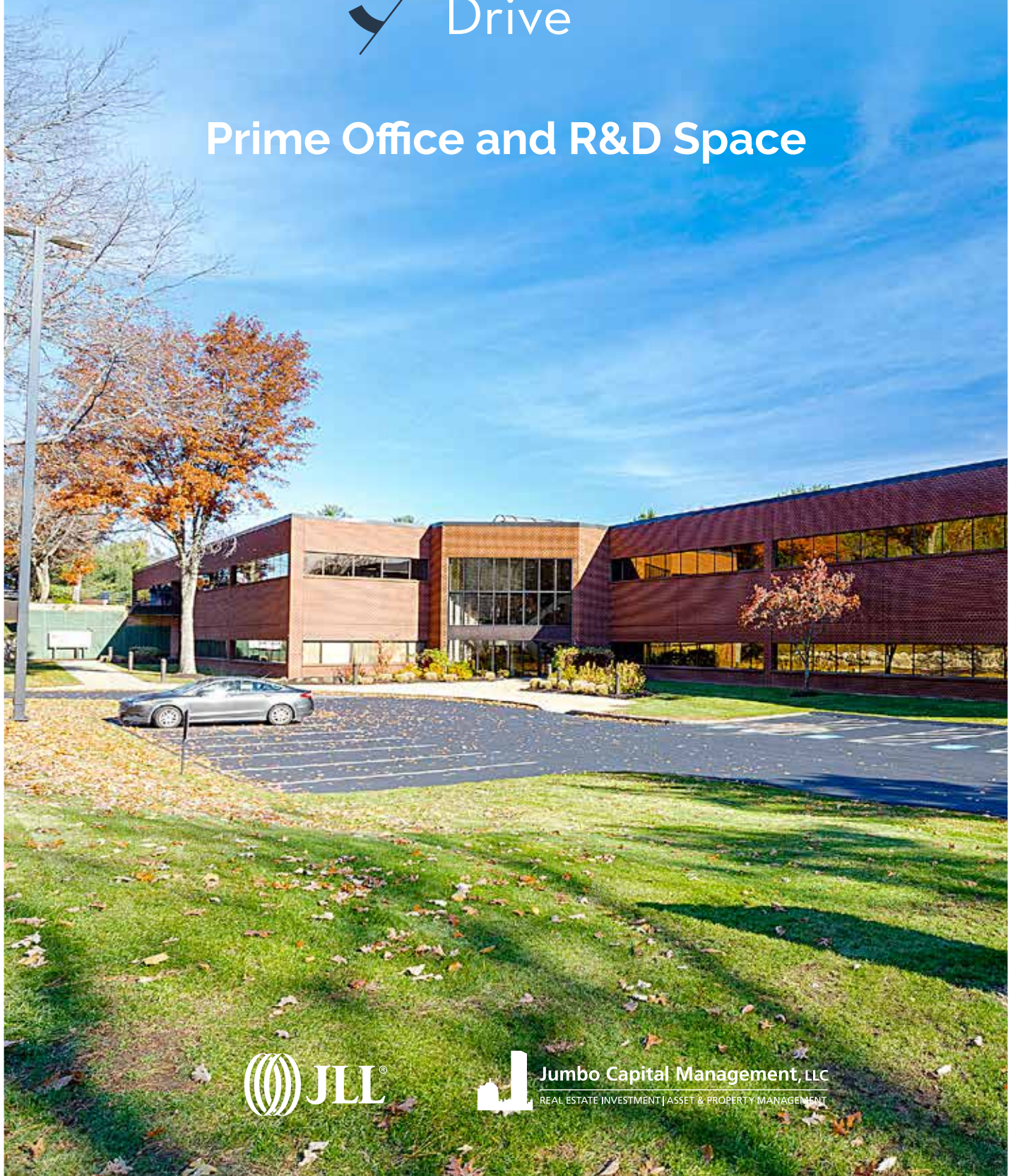


# 3/ Riverside Drive

## Prime Office and R&D Space



Jumbo Capital Management, LLC

REAL ESTATE INVESTMENT | ASSET & PROPERTY MANAGEMENT





## Specs

Availability	First floor 7,914 sf	Ceiling height	First floor: 14' Second floor: 12'6"
Building size	93,500 sf	Parking	Up to 3.5 spaces per 1,000 sf
Year built and renovated	1987 and 2012	Loading dock	4 tailboard high loading docks
Floors	2		

## NEWLY RENOVATED AND UPGRADED

3 Riverside Drive in Andover is a first class office and R&D building perfectly positioned in the Route 495 North market to attract employees from Greater Boston and Southern New Hampshire. The 93,500-square-foot building is less than a mile from I-93 near the I-495 interchange. Jumbo Capital recently added value here making several major capital improvements including: an enhanced glass lobby, new parking lots, improved green space, and new HVAC units.

## 3 Riverside Drive



Convenience and access on 495 North



1.6 miles from I-93



Owned and managed by Jumbo Capital



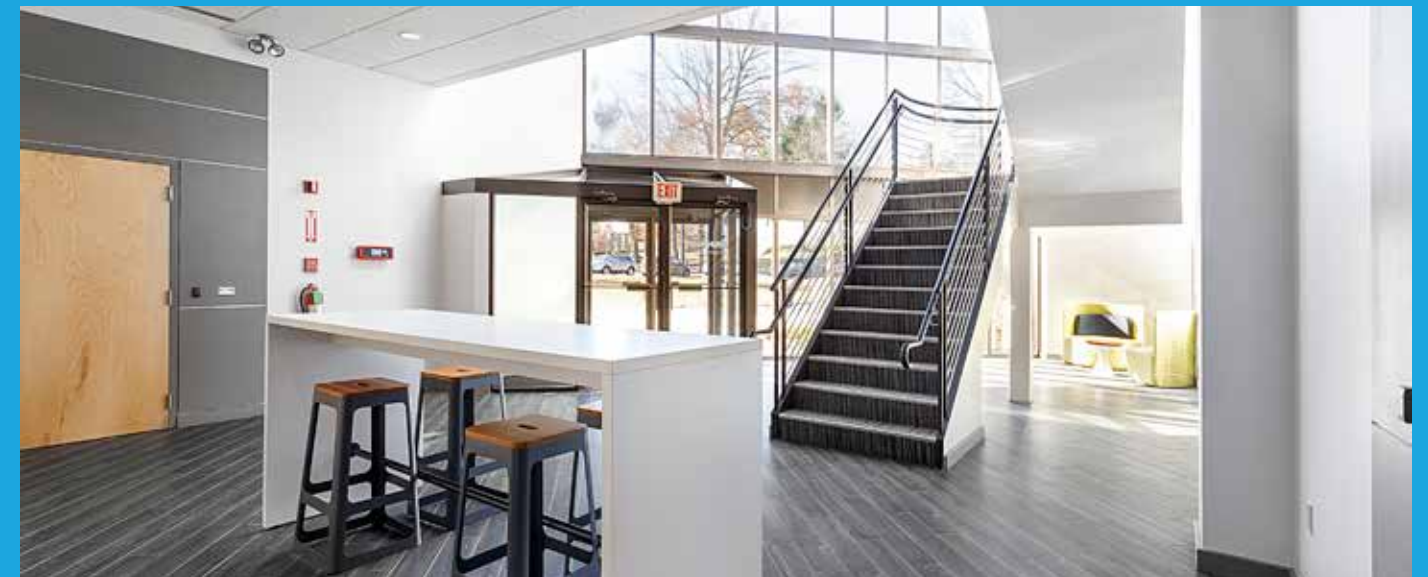
Refreshed landscaping



New parking



New roof and HVAC







**3** Riverside Drive



**Jumbo Capital Management, LLC**  
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