

ACCESS



IMPROVEMENTS



FERNCROFT ROAD  
DANVERS, MA

AMENITIES



HIGH END BUILD-OUTS





# NEW & IMPROVED

NEW, COMMITTED OWNERSHIP // MAJOR HVAC UPGRADES // LOBBY & RESTROOM RENOVATIONS // NEW, ON SITE HEALTHY VENDING, LEANBOX // COMPLETE COMMON AREA LIGHTING IMPROVEMENTS // NEW COMMON AREA CONFERENCE ROOM // FULL LANDSCAPE REDESIGN // ...AND MORE!




The property, located just off Route 1, is situated directly adjacent to the DoubleTree Hilton Hotel and within walking distance to numerous fitness, restaurant and retail establishments. Conveniently accessible via Exit 50 of I-95, 55 Ferncroft is approximately 20 miles equidistant from both downtown Boston and the New Hampshire border, making it a premier location for attracting employees from both labor pools.





## SPECIFICATIONS

|                         |   |
|-------------------------|---|
| TOTAL SIZE:             | 85,924 SF (over 5 floors)   |
| AVAILABILITY:           | 1,000 – 40,000 SF contiguous  |
| CONSTRUCTION TYPE:      | Steel frame and masonry   |
| DATE BUILT / RENOVATED: | 1988 / 2016   |
| LAND AREA:              | 4.88 acres  |
| PARKING RATIO:          | 3.92/1,000 RSF  |
| SECURITY:               | Building-wide security cameras (installed 2/2016)   |
| ROOF:                   | Firestone EPDM rubber membrane  |
| FOOD SERVICE:           |  New, on site healthy vending amenity, providing fresh snack & meal options to tenants |
| NEARBY AMENITIES:       | Directly adjacent to the DoubleTree Hilton Hotel and within walking distance to numerous fitness, restaurant and retail establishments                                    |
| ACCESS:                 | Just off Route 1 with convenient access to I-95   |







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