Cummings Properties Shares Insights on Office Rental in Andover, MA for Growing Businesses

June 12, 2026

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Andover, Massachusetts, has quietly built a reputation as one of the more practical and well-positioned office markets north of Boston. Businesses exploring office rental in Andover, MA, are finding a surprisingly robust set of options in a community that checks many boxes without the price tag of urban alternatives. Cummings Properties, which manages more than 11 million square feet of commercial space across 12 suburban Boston communities, has compiled a closer look at what makes the Andover office market tick, and what growing businesses should understand before signing a lease.

The Andover office market is dominated by professional and technical tenants. Corporate neighbors in the Route 93 corridor and River Road business district include well-known names in the defense, medical device, and instrumentation sectors. That cluster effect creates a professional environment with real infrastructure: developed roadways, established restaurants and retail nearby, and a workforce already familiar with suburban office culture. For a growing company trying to look credible to partners, clients, and prospective hires, the address carries some weight.

Office rental in Andover, MA, has historically attracted a tenant base that values quality space without the

overhead of a downtown Boston lease. The difference in per-square-foot costs between Andover and the Seaport or Back Bay is significant, and for many companies at a growth stage, especially those in technology, healthcare services, or professional services, that gap translates directly into runway. Suburban office markets like Andover allow businesses to put square footage to work rather than paying a premium for a zip code.

When evaluating office space in any suburban market, prospective tenants benefit from understanding what a full-service lease actually covers versus what sits outside the base rent. In many suburban areas, landlords with in-house construction and design teams can offer build-to-suit options that help absorb upfront costs.

That setup, where the landlord designs, constructs, and manages a custom suite, removes the need for a business to coordinate with contractors, architects, and property managers, which can delay a move-in by months. Businesses comparing office rental in Andover, MA with options elsewhere should ask detailed questions about what the leasing agreement includes, how buildouts are handled, and who the day-to-day point of contact will be once a company is settled in.

It is also worth understanding the broader ecosystem that surrounds any given building. Andover is surrounded by communities with their own commercial activity. Lowell, Lawrence, Methuen, North Andover, and Haverhill are all within a reasonable distance. That proximity supports workforce availability and client and vendor relationships for companies that rely on face-to-face engagement. Office rental in Andover, MA, puts a business in the center of the Merrimack Valley, making regional business development genuinely feasible.

For any business weighing office rental in Andover, MA, the combination of location, lease structure, and the surrounding business community makes it a market worth careful evaluation. Cummings Properties manages commercial space in Andover and about a dozen other suburban Boston communities, offering businesses a range of options without the need to navigate multiple landlords.

About Cummings Properties:

Cummings Properties? 11 million square feet of commercial real estate accommodates labs and clean rooms, offices, health care facilities, restaurants, retail storefronts, warehouses, satellite offices, executive suites, medical practices, and more. With a portfolio of this size and variety, the firm can meet virtually any commercial real estate need. Its in-house experts in design, construction, and property management offer ?one-stop shopping? for the business community.

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