

Chelmsford Cross Roads at Rt 129 - Avail. Space

300 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984; Renov 2005
RBA:	110,882 SF
Floors:	2
Typical Floor:	55,441 SF

AVAILABILITY

Min Divisible:	55,441 SF
Max Contig:	211,700 SF
Total Available:	110,882 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.97 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	55,441	55,441	211,700	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	55,441	55,441	211,700	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Sep 27, 2012 for \$12,200,000 (\$110.03/SF) at 10.13% Cap

AMENITIES

Food Court

TRANSPORTATION

Parking:	260 Surface Spaces are available; Ratio of 2.34/1,000 SF
Commuter Rail:	7 minute drive to North Billerica Commuter Rail (Lowell Line)
Airport:	44 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Minimal Transit (0)