

Chelmsford Cross Roads at Rt 129 - Avail. Space

100 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1999
RBA:	109,371 SF
Floors:	3
Typical Floor:	36,457 SF

AVAILABILITY

Min Divisible:	1,273 SF
Max Contig:	20,368 SF
Total Available:	28,656 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.91 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	7,015	7,015	7,015	Withheld	Vacant	3 - 10 Yrs
P 1st	Flex	Direct	1,273	1,273	1,273	Withheld	Vacant	3 - 10 Yrs
P 3rd	Office	Sublet	3,842	20,368	20,368	Withheld	30 Days	Thru Feb 2024
P 3rd	Office	Direct	10,872	20,368	20,368	Withheld	30 Days	Negotiable
P 3rd	Office	Direct	5,654	20,368	20,368	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jun 28, 2021 for \$6,500,000 (\$59.43/SF) at 8.50% Cap

AMENITIES

Atrium

TRANSPORTATION

Parking:	180 Surface Spaces are available; Ratio of 4.03/1,000 SF
Commuter Rail:	8 minute drive to North Billerica Commuter Rail (Lowell Line)
Airport:	45 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (0)

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KEY TENANTS

Verana Networks	18,666 SF	Barracuda MSP	10,452 SF
Lowell General Hospital	8,288 SF	HealthPlanOne	7,291 SF
NB+C	7,291 SF	Albireo Energy	3,465 SF



Chelmsford Cross Roads at Rt 129 - Avail. Space

250 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1990
RBA:	143,215 SF
Floors:	2
Typical Floor:	71,608 SF

AVAILABILITY

Min Divisible:	4,900 SF
Max Contig:	60,000 SF
Total Available:	60,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.49 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	4,900 - 60,000	60,000	60,000	Withheld	Vacant	1 - 5 Yrs

SALE

Last Sale: Sold on Mar 30, 2018 for \$11,000,000 (\$76.81/SF) at 15.30% Cap

AMENITIES

Atrium, Energy Star Labeled, Food Service, Signage

TRANSPORTATION

Parking:	711 Surface Spaces are available; Ratio of 10.00/1,000 SF
Commuter Rail:	9 minute drive to North Billerica Commuter Rail (Lowell Line)
Airport:	46 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Aecom	72,000 SF	CommScope	36,000 SF
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Chelmsford Cross Roads at Rt 129 - Avail. Space

300 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1986; Renov 2016
RBA:	293,422 SF
Floors:	3
Typical Floor:	97,807 SF

AVAILABILITY

Min Divisible:	3,640 SF
Max Contig:	29,033 SF
Total Available:	58,629 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	12,479	12,479	12,479	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	4,899	4,899	4,899	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	3,640	3,640	3,640	Withheld	Vacant	Negotiable
P 2nd	Office	Sublet	29,033	29,033	29,033	Withheld	Vacant	Thru Jun 2025
P 3rd	Office	Direct	8,578	8,578	8,578	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jun 19, 2014 for \$39,400,000 (\$134.28/SF) at 9.30% Cap

AMENITIES

Atrium, Banking, Convenience Store, Dry Cleaner, Fitness Center, Food Service

TRANSPORTATION

Parking:	400 Surface Spaces are available; Ratio of 4.80/1,000 SF
Commuter Rail:	9 minute drive to North Billerica Commuter Rail (Lowell Line)
Airport:	46 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (0)

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KEY TENANTS

Axis Communications	59,670 SF	By Appointment Only, Inc.	23,833 SF
US Alliance Federal Credit Union	22,973 SF	Qorvo	21,750 SF
Atrius Billing Dept.	14,105 SF	HNTB	14,105 SF

Chelmsford Cross Roads at Rt 129 - Avail. Space

285 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2000
RBA:	50,218 SF
Floors:	3
Typical Floor:	20,000 SF

AVAILABILITY

Min Divisible:	3,079 SF
Max Contig:	17,156 SF
Total Available:	26,291 SF
Asking Rent:	\$18.50/MG

EXPENSES

Taxes:	\$2.14 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	106	Office	Direct	3,079	3,079	3,079	\$18.50/MG	Vacant	Negotiable
P 2nd	202	Office	Direct	6,056	6,056	6,056	\$18.50/MG	Vacant	5 - 12 Yrs
P 3rd	100	Office	Direct	17,156	17,156	17,156	\$18.50/MG	Vacant	Negotiable

TRANSPORTATION

Parking:	214 Surface Spaces are available; Ratio of 4.28/1,000 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 (13)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Watermark	17,680 SF	T-Mobile	15,849 SF
Altid Enterprises, LLC	3,000 SF	Momentum Itsma	3,000 SF
Connected Systems Partners	1,700 SF	Market Intelligence International	1,700 SF

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, Food Service, Outdoor Seating

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 (13)
Transit Score ®:	Minimal Transit (0)

Chelmsford Cross Roads at Rt 129 - Avail. Space

321 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	72,050 SF
Floors:	2
Typical Floor:	36,025 SF

AVAILABILITY

Min Divisible:	150 SF
Max Contig:	13,735 SF
Total Available:	50,646 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.85 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Coworki	150 - 13,735	13,735	13,735	Withheld	TBD	Negotiable
P 1st		Flex	Direct	13,300	13,300	13,300	Withheld	Vacant	Negotiable
P 2nd		Off/Med	Coworki	1,000 - 12,000	12,000	12,000	Withheld	TBD	
P 2nd		Off/Med	Direct	6,392	6,392	6,392	Withheld	Vacant	Negotiable
P 2nd		Off/Med	Direct	5,219	5,219	5,219	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jul 2, 2015 for \$6,250,000 (\$86.75/SF) at 8.32% Cap

AMENITIES

24 Hour Access, Air Conditioning

TRANSPORTATION

Parking:	254 Surface Spaces are available; Ratio of 3.58/1,000 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 (16)
Transit Score ®:	Minimal Transit (0)

Chelmsford Cross Roads at Rt 129 - Avail. Space

321 Billerica Rd
Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



KEY TENANTS

Columbia Care LLC	7,205 SF	AMD Global Telemedicine Inc.	5,046 SF
OfficeLink	3,602 SF	LifeStance Health	3,552 SF
Child & Family Psychological Services	3,511 SF	Massachusetts Ear, Nose and Throat Associates	1,200 SF



Chelmsford Cross Roads at Rt 129 - Avail. Space

330 Billerica Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	98,048 SF
Floors:	2
Typical Floor:	49,024 SF

AVAILABILITY

Min Divisible:	18,159 SF
Max Contig:	44,911 SF
Total Available:	44,911 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.14 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	18,159	18,159	44,911	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	26,752	26,752	44,911	Withheld	Vacant	Negotiable

SALE

Last Sale: Sold on Jan 18, 2011 for \$10,000,000 (\$101.99/SF) at 9.30% Cap

AMENITIES

Bus Line, Conferencing Facility, Fitness Center, Food Service

TRANSPORTATION

Parking:	410 free Surface Spaces are available; Ratio of 4.96/1,000 SF
Commuter Rail:	6 minute drive to North Billerica Commuter Rail (Lowell Line)
Airport:	43 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (19)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Triton Systems	49,024 SF	Pressed Cafe	5,675 SF
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Chelmsford Cross Roads at Rt 129 - Avail. Space

6 Omni Way

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985; Renov 2006
RBA:	50,616 SF
Floors:	2
Typical Floor:	25,308 SF

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	8,233 SF
Total Available:	9,233 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.49 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Flex	Direct	8,233	8,233	8,233	Withheld	Jan 2024	Negotiable
P 2nd	Office	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 3 Office Properties in Chelmsford, MA Sold on Nov 30, 2017 for \$8,500,000 (\$39.44/SF)

AMENITIES

Atrium, Signage

TRANSPORTATION

Parking:	130 Surface Spaces are available; Ratio of 4.80/1,000 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 (7)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Comcast	15,115 SF	Anstiss	13,688 SF
Parisi Associates	6,223 SF	Tube, Inc.	3,400 SF
Antiss	2,813 SF	AlarmSaf	1,950 SF

Chelmsford Cross Roads at Rt 129 - Avail. Space

199 Riverneck Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1985
RBA:	94,555 SF
Floors:	2
Typical Floor:	47,278 SF

AVAILABILITY

Min Divisible:	47,141 SF
Max Contig:	47,414 SF
Total Available:	94,555 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.98 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	47,141	47,141	47,141	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	47,414	47,414	47,414	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Chelmsford, MA Sold on Mar 31, 2021 for \$15,000,000 (\$81.10/SF)

AMENITIES

24 Hour Access, Air Conditioning, Fitness Center

TRANSPORTATION

Parking:	370 Surface Spaces are available; Ratio of 3.91/1,000 SF
Commuter Rail:	9 minute drive to Lowell Commuter Rail (Lowell Line)
Airport:	47 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (0)

Chelmsford Cross Roads at Rt 129 - Avail. Space

201 Riverneck Rd - 201 Riverneck Road

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Single
Year Built:	1998
RBA:	90,399 SF
Floors:	2
Typical Floor:	45,200 SF

AVAILABILITY

Min Divisible:	45,199 SF
Max Contig:	45,200 SF
Total Available:	90,399 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$1.84 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	45,200	45,200	45,200	Withheld	Vacant	Negotiable
P 2nd	Office	Direct	45,199	45,199	45,199	Withheld	Vacant	Negotiable

SALE

Last Sale: Portfolio of 2 Office Properties in Chelmsford, MA Sold on Mar 31, 2021 for \$15,000,000 (\$81.10/SF)

AMENITIES

24 Hour Access, Air Conditioning, Bio-Tech/ Lab Space, Security System

TRANSPORTATION

Parking:	459 Surface Spaces are available; Ratio of 5.08/1,000 SF
Commuter Rail:	9 minute drive to Lowell Commuter Rail (Lowell Line)
Airport:	48 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (9)
Transit Score ®:	Minimal Transit (0)

Chelmsford Cross Roads at Rt 129 - Avail. Space

114 Turnpike Rd

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1994
RBA:	19,943 SF
Floors:	1
Typical Floor:	19,943 SF

AVAILABILITY

Min Divisible:	5,600 SF
Max Contig:	5,600 SF
Total Available:	5,600 SF
Asking Rent:	\$18.00/+UTIL

EXPENSES

Taxes:	\$1.65 (2022)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3	Office	Direct	5,600	5,600	5,600	\$18.00/+UTIL	30 Days	5 - 10 Yrs

SALE

Last Sale:	Sold on Mar 12, 2020 for \$1,615,000 (\$80.98/SF)
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TRANSPORTATION

Parking:	71 Surface Spaces are available; Ratio of 3.44/1,000 SF
Commuter Rail:	10 minute drive to North Billerica Commuter Rail (Lowell Line)
Airport:	47 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Merrimack Education Center	1,800 SF	NCSD	1,650 SF
Budget Buddies	750 SF	Douglas Public Schools	500 SF
Howardsteinhudson Associates Inc	200 SF		