

Chelmsford Cross Roads at Rt 129_Available Space

25 Industrial Ave



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Flex R&D
Tenancy	Multi
Year Built	1976
Year Renov	2014
RBA	49,364 SF
Stories	1
Typical Floor	49,364 SF
Ceiling Ht	10'-14'
Columns	25'w x 40'd
Construction	Masonry

LAND

Land Acres	4.05 AC
Zoning	IA

EXPENSES

Taxes	\$2.02/SF (2020)
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LOADING

Docks	6 ext	Drive Ins	1 tot./10' w x 12' h
Cranes	None	Rail Spots	None

FEATURES

- Air Conditioning

PARCEL

CHEL-000086-000328-000011

POWER & UTILITIES

Power	1,600a/120 - 208v Heavy
Utilities	Heating - Gas, Sewer - City, Water - City

FOR LEASE

Smallest Space	29,708 SF
Max Contiguous	29,708 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent \$11 - 14 (Flex)

Flex Avail	29,708 SF
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Chelmsford Cross Roads at Rt 129_Available Space

25 Industrial Ave



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Sublet	29,708	29,708	29,708	Withheld	30 Days	Thru Dec 2023

Cushman & Wakefield

SALE

Sold Price	\$5,600,000 (\$113.44/SF) - Part of Portfolio
Date	Jan 2021
Sale Type	Investment
Cap Rate	5.90%
Properties	2
Financing	Unknown: CMFG Life Insurance Company (Acquisition & Develop-Bal/Pmt: \$3,365,000/-

TRANSPORTATION

Parking	100 available (Surface);Ratio of 5.00/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (9)
Transit Score®	Minimal Transit (0)

TENANTS

Xfinity	29,708 SF	CDM Smith	11,655 SF
KONE Cranes Inc	4,000 SF	Agiliti	3,998 SF










Chelmsford Cross Roads at Rt 129_Available Space

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Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

PROPERTY CONTACTS

True Owner	Chestnut Realty Management 1 Monarch Pl Springfield, MA 01144 (413) 241-5310 (p)	Recorded Owner	Industrial Avenue 25, LLC
		Previous True Owner	Campanelli 1 Campanelli Dr Braintree, MA 02184 (781) 849-1440 (p) (781) 356-6862 (f)
Previous True Owner	Ram Management Co., Inc. 200 US Route 1 Scarborough, ME 04074 (207) 885-4200 (p) (207) 885-4070 (f)		
		Previous True Owner	PNC Financial Services Group, Inc. 300 Fifth Ave Pittsburgh, PA 15222 (888) 762-2265 (p) (412) 762-7829 (f)
Previous True Owner	Wells Fargo & Company 420 Montgomery St San Francisco, CA 94104 (415) 396-2619 (p) (415) 392-3877 (f)		
		Previous True Owner	Mill Equity Partners LLC 150 E 58th St New York, NY 10155 (212) 355-7474 (p)
Previous True Owner	KS Partners LLC 150 E 58th St New York, NY 10155 (212) 355-7474 (p) (212) 355-9102 (f)		
		Developer	ALTID Properties 17 Monseigneur O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
Previous True Owner	KS Partners 130 New Boston St Woburn, MA 01801 (978) 560-0560 (p) (978) 560-0561 (f)		
			

BUILDING NOTES

Property is located in the heart of Massachusetts' high tech region. Few minutes away from Lowell, 10 minutes away from Burlington, and 30 minutes away from Boston.

December 2004: Everest Partners has purchased this building from New Boston Fund as part of a portfolio sale which included 289 Great Rd., 25 Industrial Ave., 220 Mill Rd., and 222 Mill Rd. Scott Jamieson of Spaulding & Slye Colliers represented the buyer and the seller in the transaction. See MAC-73846-01-0520 for further details.

This is an R&D Bldg with electric roof-top units.



Chelmsford Cross Roads at Rt 129_Available Space

150 Apollo Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2000
RBA	79,873 SF
Stories	3
Typical Floor	26,624 SF
Construction	Masonry

LAND

Land Acres	4.50 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$1.33/SF (2020)
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AMENITIES

- Bio-Tech/ Lab Space
- Fitness Center

PARCEL

CHEL-000075-000291-000039

FOR LEASE

Smallest Space	8,000 SF
Max Contiguous	79,873 SF
# of Spaces	3
Vacant	79,873 SF
% Leased	0%
Rent	\$22.00
Service Type	Full Service Gross

Office Avail 79,873 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Office	Direct	8,000 - 26,666	26,666	79,873	\$22.00/FS	Vacant	Negotiable
Cushman & Wakefield									
E 2nd		Office	Direct	26,666	26,666	79,873	\$22.00/FS	Vacant	Negotiable
Cushman & Wakefield									
E 3rd		Office	Direct	26,541	26,541	79,873	\$22.00/FS	Vacant	Negotiable
Cushman & Wakefield									



Chelmsford Cross Roads at Rt 129_Available Space

150 Apollo Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$9,875,000 (\$123.63/SF)
Date	Jul 2011
Sale Type	Investment
Cap Rate	8.00%

TRANSPORTATION

Parking	320 available (Surface);Ratio of 4.01/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (5)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Cushman & Wakefield 225 Franklin St Boston, MA 02110 (617) 279-4555 (p) (617) 279-4556 (f)
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True Owner	Farley White Management Company 155 Federal St Boston, MA 02110 (617) 654-9410 (p) (617) 338-2387 (f)
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Recorded Owner	FARLEY WHITE APOLLO LLC 155 Federal St Boston, MA 02110
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Previous True Owner	Wells Real Estate Funds 5445 Triangle Pky Norcross, GA 30092 (770) 243-4600 (p) (770) 243-4684 (f)
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Developer	Farley White Management Company 155 Federal St Boston, MA 02110 (617) 654-9410 (p) (617) 338-2387 (f)
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Architect	Spagnolo Gisness & Associates 200 High St Boston, MA 02110 (617) 443-0680 (p) (617) 443-0686 (f)
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Property Manager	Farley White Management Company 155 Federal St Boston, MA 02110 (617) 654-9410 (p) (617) 338-2387 (f)
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BUILDING NOTES

The building is right off of Route 3, close to I-495. It is in excellent, move-in condition and is virtually new. It is a headquarters building with lab, training, and conference facilities, as well as a fitness area equipped with showers. It is near all of the amenities of Route 110 in Chelmsford.

May 2005: Property sold to Wells Fund XIV-150 Apollo Drive LLC as per comp MAC-96184-06-0520.



Chelmsford Cross Roads at Rt 129_Available Space

250 Apollo Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1990
RBA	143,215 SF
Stories	2
Typical Floor	71,608 SF
Construction	Masonry

LAND

Land Acres	10.99 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$1.55/SF (2020)
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AMENITIES

- Atrium
- Energy Star Labeled
- Food Service
- Signage

PARCEL

CHEL-000075-000291-000036

FOR LEASE

Smallest Space	4,901 SF
Max Contiguous	36,130 SF
# of Spaces	1
Vacant	36,130 SF
% Leased	74.8%
Rent	\$22.75
Service Type	Tenant Electric

Office Avail 36,130 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	4,901 - 36,130	36,130	36,130	\$22.75/TE	Vacant	1 - 5 Years

Black Oak Property Advisors



Chelmsford Cross Roads at Rt 129_Available Space

250 Apollo Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE		TRANSPORTATION	
Sold Price	\$11,000,000 (\$76.81/SF)	Parking	300 available (Surface);Ratio of 10.00/1,000 SF
Date	Mar 2018	Commuter Rail	9 min drive to North Billerica Com-muter Rail (Lowell Line)
Sale Type	Investment	Airport	46 min drive to Logan International Airport
Cap Rate	15.30%	Walk Score®	Car-Dependent (4)
Financing	Down Payment of \$3,630,000 (33%) 1st Mortgage: Middlesex Savings Bank	Transit Score®	Minimal Transit (0)

TENANTS

Aecom	72,000 SF	Communication Scope Inc	36,000 SF
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PROPERTY CONTACTS

Primary Leasing Company	Black Oak Property Advisors 265 Franklin St Boston, MA 02110 (617) 535-7773 (p)	True Owner	Atsco Footwear, LLC 755 Dedham St Canton, MA 02021 (508) 583-7600 (p) (508) 559-7975 (f)
True Owner	Eastman Footwear Corp 34 W 33rd St New York, NY 10001 (212) 629-0282 (p) (212) 268-4169 (f)	Recorded Owner	250 Apollo Drive LLC 685 Canton St Norwood, MA 02062
Previous True Owner	CalSTRS 100 Waterfront Pl West Sacramento, CA 95605 (800) 228-5453 (p) (916) 229-3790 (f)	Developer	Tambone Corporation 80 Main St Reading, MA 01864 (781) 944-5000 (p)

BUILDING NOTES

Property is located at the Route 129/Route 3 interchange.



Chelmsford Cross Roads at Rt 129_Available Space

187 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	2 Star Flex R&D
Tenancy	Multi
Year Built	1974
RBA	49,600 SF
Stories	1
Typical Floor	49,600 SF
Ceiling Ht	10'-14'
Columns	25'w x 40'd
Construction	Masonry

LAND

Land Acres	4.08 AC
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EXPENSES

Taxes	\$1.57/SF (2020)
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LOADING

Docks	4 ext	Drive Ins	3 tot./10' w x 12' h
Cross Docks	None	Cranes	None
Rail Spots	None		

FEATURES

- 24 Hour Access
- Air Conditioning

PARCEL

CHEL-000086-000331-000001

POWER & UTILITIES

Power	400 - 1,200a/120v 3p Heavy
Utilities	Heating - Gas, Sewer - City, Water - City

FOR LEASE

Smallest Space	7,924 SF
Max Contiguous	7,924 SF
# of Spaces	1
Vacant	11,836 SF
% Leased	84.0%
Rent	\$10.00
Service Type	Triple Net

Flex Avail	7,924 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
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Chelmsford Cross Roads at Rt 129_Available Space

187 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	190	Flex	Direct	7,924	7,924	7,924	\$10.00/NNN	Vacant	5 - 12 Years

William & Reeves

This +/- 7,924 SF suite is mostly open with VCT flooring throughout the production or storage area, with a large carpeted office or conference room, in-suite cafe, restrooms with showers, and additional office area. This suite has direct access to its own loading dock.

TRANSPORTATION

Parking	250 available (Surface);Ratio of 5.04/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (11)
Transit Score®	Minimal Transit (0)

TENANTS

PCF	9,161 SF	MetroPCS	8,038 SF
MRI of Chelmsford	6,974 SF	Swift Imports	5,924 SF
Olympus America Inc	4,300 SF	Dodge Cooling	3,912 SF
MicroVision Labroatories	500 SF	Inspectron	-
MassAmerican Energy LLC	-	MRI Of Chelmsford	-
Tempus Unlimited	-		

PROPERTY CONTACTS

Primary Leasing Company	William & Reeves 1 Bedford Farms Dr Bedford, NH 03110 (603) 935-8939 (p)	True Owner	Raymond A Carye 17 Monsignor Obrien Hwy Cambridge, MA 02141 (617) 695-0448 (p)
Recorded Owner	Raymond A Carye 17 Monsignor Obrien Hwy Cambridge, MA 02141 (617) 695-0448 (p)	Developer	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)

BUILDING NOTES

Altid Business Park is a multi-use office and industrial park consisting of over 30 buildings that contains 2.5 million SF. Altid is made up of four sub-parks: Elizabeth, Omni, Alpha and Scientia.

This is a fully air-conditioned industrial/R&D building. It is located in the heart of Massachusetts' high tech region. It is a few minutes away from Lowell, 10 minutes away from Burlington, and 30 minutes away from Boston.



Chelmsford Cross Roads at Rt 129_Available Space

229 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1986
RBA	15,000 SF
Stories	2
Typical Floor	7,500 SF
Construction	Masonry

LAND

Land Acres	3.20 AC
Zoning	3400

EXPENSES

Opex	\$4.00/SF (2012-Est); \$4.25/SF (2010)
Taxes	\$1.81/SF (2020)

PARCEL

CHEL-000086-000328-000002

FOR LEASE

Smallest Space	452 SF	Office Avail	1,934 SF
Max Contiguous	1,482 SF		
# of Spaces	2		
Vacant	1,934 SF		
% Leased	87.1%		
Rent	\$16.00		
Service Type	Plus All Utilities		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	452	452	452	\$16.00/+UTIL	Vacant	Negotiable
Greater Boston Commercial Properties, Inc.									
P 2nd		Office	Direct	1,482	1,482	1,482	\$16.00/+UTIL	Vacant	Negotiable
Greater Boston Commercial Properties, Inc.									



Chelmsford Cross Roads at Rt 129_Available Space

229 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking	30 available (Surface);Ratio of 5.00/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	44 min drive to Logan International Airport
Walk Score®	Car-Dependent (11)
Transit Score®	Minimal Transit (0)

TENANTS

Roark Law Office PC	4,950 SF	alfa CTP Systems	2,500 SF
Gordon Bailey LMHC	1,350 SF	Ameriprise Financial Service Inc	600 SF
Express Employment Professionals	600 SF	Rose Gary S & Associates	200 SF
Ellen Glovsky Nutrition Coach	150 SF	Azay Ventures Inc	-

PROPERTY CONTACTS

Primary Leasing Company	Greater Boston Commercial Properties, Inc. 44 Bearfoot Rd Northborough, MA 01532 (508) 281-4811 (p) (508) 281-4728 (f)	True Owner	Roark Law Office PC 229 Billerica Rd Chelmsford, MA 01824 (978) 256-4167 (p)
GREATER BOSTON COMMERCIAL PROPERTIES INC.		Roark Law Office P.C.	
Recorded Owner	229 Billerica Rd 229 Billerica Rd Chelmsford, MA 01824	Property Manager	Jb Management Services Inc 1 Meeting House Rd Chelmsford, MA 01824 (978) 250-1540 (p)

BUILDING NOTES

Property is located close to Route 3 and Route 495. Heat/AC: Roof-top unit, separately metered (electric A/C, gas heat).



Chelmsford Cross Roads at Rt 129_Available Space

285 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	2000
RBA	50,218 SF
Stories	3
Typical Floor	20,000 SF
Construction	Masonry

LAND

Land Acres	2.94 AC
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EXPENSES

Taxes	\$2.20/SF (2020)
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PARCEL

CHEL-000087-000328-000001

FOR LEASE

Smallest Space	1,153 SF	Office Avail	22,666 SF
Max Contiguous	12,813 SF		
# of Spaces	5		
Vacant	22,666 SF		
% Leased	54.9%		
Rent	\$18.50		
Service Type	Modified Gross		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Direct	5,621	5,621	5,621	\$18.50/MG	Vacant	Negotiable
William & Reeves									
P 1st	106	Office	Direct	3,079	3,079	3,079	\$18.50/MG	Vacant	Negotiable
William & Reeves									
Exceptional first floor suite available that includes an "end-cap" space surrounded on three-sides by large windows that provide abundant natural light throughout the day. Currently configured with a 9' drop ceiling and open floor plan, this suite offers tenants the opportunity to build out the space to their own specifications.									
P 2nd	204	Office	Direct	1,153	1,153	1,153	\$18.50/MG	Vacant	Negotiable
William & Reeves									
P 2nd	201	Office	Direct	3,960	12,813	12,813	\$18.50/MG	Vacant	Negotiable
William & Reeves									



Chelmsford Cross Roads at Rt 129_Available Space

285 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	202	Office	Direct	4,500 - 8,853	12,813	12,813	\$18.50/MG	Vacant	5 - 12 Years

William & Reeves

This +/- 8,853 SF second floor suite may be leased in it's entirety, or subdivided into +/- 1,800 SF, 3,200, SF or +/- 5,700 SF suites. With an excellent window-line throughout and an "end-cap" that offers windows on three-sides, this suite offers abundant natural light. The suite currently offers six (6) walled offices and two large open areas that are ideal for open workstation configuration or stands ready for a build-out to tenant specifications.

TRANSPORTATION

Parking	214 available (Surface);Ratio of 4.28/1,000 SF
Commuter Rail	7 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	44 min drive to Logan International Airport
Walk Score®	Car-Dependent (19)
Transit Score®	Minimal Transit (0)

TENANTS

T-Mobile	15,849 SF	Altid Enterprises, LLC	3,000 SF
Concepts NREC	3,000 SF	Wells Fargo Advisors, LLC.	3,000 SF
Connected Systems Partners	1,700 SF	Market Intelligence International	1,700 SF
Edward Jones	1,500 SF	Datami Inc	300 SF
Avail Technology Group	250 SF		

PROPERTY CONTACTS

Primary Leasing Company	William & Reeves 1 Bedford Farms Dr Bedford, NH 03110 (603) 935-8939 (p)	True Owner	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
Recorded Owner	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)	Property Manager	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)

BUILDING NOTES

The site is level with surface parking on stow sides of the office building. The landscaping is mature and neatly manicured. The monument sign with tenant roster is located at the front of the building and is visible from heavily traveled Billerica Road.

285 Billerica Road offers excellent highway access, located less than 1/2 mile from the Route 3 access ramp and within 2 1/2 miles of the I-495 interchange.



Chelmsford Cross Roads at Rt 129_Available Space

27 Industrial Ave



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1978
RBA	90,050 SF
Stories	1
Typical Floor	90,050 SF
Ceiling Ht	8'-14'5"
Columns	25'w x 55'd
Construction	Masonry

LAND

Land Acres	7.50 AC
Zoning	IA

EXPENSES

Opex	\$1.07/SF (2016)
Taxes	\$1.62/SF (2020)

PARCEL

CHEL-000086-000328-000013

POWER & UTILITIES

Power	2,500a/120 - 208v 3p 4w Heavy
Utilities	Heating - Gas, Sewer - City, Water - City

LOADING

Docks	10 ext	Drive Ins	3 tot./9' w x 12' h
Cranes	None	Rail Spots	None

FOR LEASE

Smallest Space	7,150 SF	Flex Avail	7,150 SF
Max Contiguous	7,150 SF		
# of Spaces	1		
Vacant	7,150 SF		
% Leased	92.1%		
Rent	\$10.50		
Service Type	Triple Net		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Direct	7,150	7,150	7,150	\$10.50/NNN	Vacant	Negotiable
William & Reeves									



Chelmsford Cross Roads at Rt 129_Available Space

27 Industrial Ave



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

TRANSPORTATION

Parking	335 available (Surface);Ratio of 3.50/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (7)
Transit Score®	Minimal Transit (0)

TENANTS

Essco Calibration Laboratory	27,200 SF	Aligned Vision	15,000 SF
Comcast	9,005 SF	FMC Technologies Inc	6,815 SF
MEC Electrical	5,000 SF	QPL Inc & The Image Group	5,000 SF
Sky Computers Inc	5,000 SF	Fresenius Medical Care	4,580 SF

PROPERTY CONTACTS

Primary Leasing Company	William & Reeves 1 Bedford Farms Dr Bedford, NH 03110 (603) 935-8939 (p)	True Owner	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
Recorded Owner	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)	Developer	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
Property Manager	Berkeley Management, Inc. 100 Ames Pond Dr Tewksbury, MA 01876 (617) 757-5400 (p)		



BUILDING NOTES

Altid Business Park is a multi-use office and industrial park consisting of over 30 buildings that contains 2.5 million sf. Altid is made up of four sub-parks: Elizabeth, Omni, Alpha and Scientia.

Property is located in the heart of Massachusetts' high tech region. Only a few minutes away from Lowell, 10 minutes away from Burlington, and 30 minutes away from Boston. It is strategically located at the intersection of I-495, Route 3 and Route 129.

Building lighting is recessed, fluorescent set at 2'x 4', HVAC units are located on roof and there is A/C throughout the building.



Chelmsford Cross Roads at Rt 129_Available Space

199 Riverneck Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1985
RBA	94,828 SF
Stories	2
Typical Floor	47,000 SF
Construction	Masonry

LAND

Land Acres	6.39 AC
Zoning	1A, Chelmsford

EXPENSES

Taxes	\$2.18/SF (2020)
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AMENITIES

- 24 Hour Access
- Air Conditioning
- Fitness Center

PARCEL

CHEL-000064-000275-000004

FOR LEASE

Smallest Space	23,707 SF
Max Contiguous	47,414 SF
# of Spaces	2
Vacant	94,828 SF
% Leased	0%
Rent	\$12.95
Service Type	Triple Net

Office Avail	94,828 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	23,707 - 47,414	47,414	47,414	\$12.95/NNN	Vacant	Negotiable

Brady Sullivan Properties

The 1st Floor at 199 Riverneck Road offers Tenants the unique blend of Class A office space as well as fully air conditioned R&D space with direct access 4 loading docks. Ample onsite parking and proximity to the MA/NH border make this an ideal location for any business that wants to draw talent from both NH and MA.



Chelmsford Cross Roads at Rt 129_Available Space

199 Riverneck Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	23,707 - 47,414	47,414	47,414	\$12.95/NNN	Vacant	Negotiable

Brady Sullivan Properties

199 Riverneck Road offers a mix of Office and R&D space, and can be subdivided to meet your company's specific requirements. Complimentary space design and turn-key fit-up available.

SALE

Sold Price	\$2,670,404 (\$28.16/SF) - Part of Portfolio
Date	Dec 2017
Sale Type	Investment
Properties	2

TRANSPORTATION

Parking	370 available (Surface);Ratio of 4.00/1,000 SF
Commuter Rail	9 min drive to Lowell Commuter Rail (Lowell Line)
Airport	47 min drive to Logan International Airport
Walk Score®	Car-Dependent (11)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Brady Sullivan Properties 670 N Commercial St Manchester, NH 03101 (603) 622-6223 (p) (603) 622-7342 (f)
Recorded Owner	Chelmsford Properties LLC 670 N Commercial St Manchester, NH 03101
Previous True Owner	CW Capital Asset Management, LLC 1 South St Baltimore, MD 21202 (410) 500-4300 (p)
Previous True Owner	Prudential Financial 751 Broad St Newark, NJ 07102 (973) 734-1300 (p) (973) 734-1300 (f)
Developer	Corcoran Management Company, Inc. 100 Grandview Rd Braintree, MA 02184 (781) 849-0011 (p) (781) 849-0157 (f)

True Owner	Brady Sullivan Properties 670 N Commercial St Manchester, NH 03101 (603) 622-6223 (p) (603) 622-7342 (f)
Previous True Owner	CW Capital 900 19th St NW Washington, DC 20006 (202) 715-9500 (p) (202) 787-5049 (f)
Previous True Owner	PGIM Real Estate 3348 Peachtree Rd NE Atlanta, GA 30326 (404) 704-3824 (p) (770) 953-0066 (f)
Previous True Owner	Mercury Systems, Inc 199 Riverneck Rd Chelmsford, MA 01824 (978) 256-1300 (p) (978) 256-3599 (f)
Property Manager	Mercury Systems, Inc 199 Riverneck Rd Chelmsford, MA 01824 (978) 256-1300 (p) (978) 256-3599 (f)



Chelmsford Cross Roads at Rt 129_Available Space

201 Riverneck Rd - 201 Riverneck Road



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	1998
RBA	90,399 SF
Stories	2
Typical Floor	45,200 SF
Construction	Masonry

LAND

Land Acres	9.26 AC
Zoning	IA

EXPENSES

Taxes	\$2.14/SF (2020)
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AMENITIES

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

PARCEL

CHEL-000064-000275-000007

FOR LEASE

Smallest Space	22,600 SF
Max Contiguous	185,227 SF
# of Spaces	2
Vacant	90,399 SF
% Leased	0%
Rent	\$12.95
Service Type	Triple Net

Office Avail	90,399 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Office	Direct	22,600 - 45,200	45,200	185,227	\$12.95/NNN	Vacant	Negotiable
Brady Sullivan Properties									
E 2nd		Office	Direct	22,600 - 45,199	45,199	185,227	\$12.95/NNN	Vacant	Negotiable
Brady Sullivan Properties									



Chelmsford Cross Roads at Rt 129_Available Space

201 Riverneck Rd - 201 Riverneck Road



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$2,529,596 (\$27.98/SF) - Part of Portfolio
Date	Dec 2017
Sale Type	Investment
Properties	2

TRANSPORTATION

Parking	459 available (Surface);Ratio of 5.08/1,000 SF
Commuter Rail	9 min drive to Lowell Commuter Rail (Lowell Line)
Airport	48 min drive to Logan International Airport
Walk Score®	Car-Dependent (11)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	Brady Sullivan Properties 670 N Commercial St Manchester, NH 03101 (603) 622-6223 (p) (603) 622-7342 (f)
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Recorded Owner	Chelmsford Properties LLC 670 N Commercial St Manchester, NH 03101
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Previous True Owner	CW Capital Asset Management, LLC 1 South St Baltimore, MD 21202 (410) 500-4300 (p)
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Previous True Owner	Mercury Systems, Inc 199 Riverneck Rd Chelmsford, MA 01824 (978) 256-1300 (p) (978) 256-3599 (f)
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Developer	NDC Development Associates 60 State St Boston, MA 02109 (617) 878-7900 (p) (617) 964-1252 (f)
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True Owner	Brady Sullivan Properties 670 N Commercial St Manchester, NH 03101 (603) 622-6223 (p) (603) 622-7342 (f)
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Previous True Owner	CW Capital 900 19th St NW Washington, DC 20006 (202) 715-9500 (p) (202) 787-5049 (f)
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Previous True Owner	Prudential Financial 751 Broad St Newark, NJ 07102 (973) 734-1300 (p) (973) 734-1300 (f)
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Previous True Owner	Mercury Systems, Inc 50 Minuteman Rd Andover, MA 01810 (978) 256-1300 (p) (978) 256-3599 (f)
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Property Manager	Mercury Systems, Inc 199 Riverneck Rd Chelmsford, MA 01824 (978) 256-1300 (p) (978) 256-3599 (f)
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BUILDING NOTES

(2) loading docks, cafeteria, brick construction.



Chelmsford Cross Roads at Rt 129_Available Space

7 Stuart Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1969
Year Renov	1980
RBA	54,000 SF
Stories	2
Typical Floor	47,300 SF
Ceiling Ht	9'-14'
Construction	Masonry

LAND

Land Acres	4.80 AC
Zoning	IA, Chelmsford

EXPENSES

Opex	\$1.10/SF (2011)
Taxes	\$1.14/SF (2020)

PARCEL

CHEL-000096-000328-000003

POWER & UTILITIES

Power	3,000a/120 - 208v 3p Heavy
Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LOADING

Docks	3 ext	Drive Ins	None
Cross Docks	None	Rail Spots	None

FEATURES

- Property Manager on Site

FOR LEASE

Smallest Space	6,700 SF
Max Contiguous	6,700 SF
# of Spaces	1
Vacant	13,400 SF
% Leased	87.6%
Rent	\$7.00
Service Type	Triple Net
CAM	Withheld

Flex Avail	6,700 SF
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Chelmsford Cross Roads at Rt 129_Available Space

7 Stuart Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Flex	Direct	6,700	6,700	6,700	\$7.00/NNN	Vacant	Negotiable

O'Brien Commercial Properties, Inc.

SALE

Sold Price	\$1,700,000 (\$31.48/SF)
Date	Sep 1997
Financing	Down Payment of \$775,055 (45.59%) 1st Mortgage: GE Capital

TRANSPORTATION

Parking	148 available (Surface);Ratio of 2.74/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (7)
Transit Score®	Minimal Transit (0)

TENANTS

McPherson, Inc.	20,000 SF	Gracepoint Church	12,000 SF
Impress Systems	9,336 SF	Gracepoint Kids Academy	7,000 SF
Elmec Inc	6,300 SF	Schoeffel International Corp	-

PROPERTY CONTACTS

Primary Leasing Company	O'Brien Commercial Properties, Inc. 336 Baker Ave Concord, MA 01742 (978) 369-5500 (p) (508) 449-6672 (f)	True Owner	McPherson, Inc. 7 Stuart Rd Chelmsford, MA 01824 (978) 256-4512 (p) (978) 250-8625 (f)
Recorded Owner	Intergraph Corporation 7 Stuart Rd Chelmsford, MA 01824	Property Manager	Intergraph Corporation 7 Stuart Rd Chelmsford, MA 01824

BUILDING NOTES

Flexible and well presented manufacturing/R&D building, combines attractive executive offices with an open manufacturing area, expansion possible, mostly dropped ceilings with private offices and open areas, 100% HVAC, combination tiles and carpet, front portion completed in 1969, middle portion completed in 1972, and rear portion completed in 1980, ADT security system, raised computer room, located only 3 minutes from the Route 129/Route 3 interchange.



Chelmsford Cross Roads at Rt 129_Available Space

21 Alpha Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	2 Star Flex Light Manufacturing
Tenancy	Multi
Year Built	1980
RBA	64,250 SF
Stories	1
Typical Floor	64,250 SF
Ceiling Ht	14'
Columns	11'w x 25'd
Construction	Masonry

LAND

Land Acres	5.50 AC
Zoning	IA, Chelmsford

EXPENSES

Opex	\$3.30/SF (2011-Est);
Taxes	\$1.82/SF (2020)

PARCEL

CHEL-000086-000328-000024

POWER & UTILITIES

Power	2,000a/120 - 208v Heavy
Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LOADING

Docks	5 ext	Drive Ins	None
Cross Docks	None	Cranes	None
Rail Spots	None		

FOR LEASE

Smallest Space	8,734 SF	Flex Avail	8,734 SF
Max Contiguous	8,734 SF		
# of Spaces	1		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Flex	Direct	8,734	8,734	8,734	Withheld	Jul 2021	Negotiable
JLL									



Chelmsford Cross Roads at Rt 129_Available Space

21 Alpha Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$7,880,000 (\$122.65/SF) - Part of Portfolio
Date	Aug 2019
Sale Type	Investment
Cap Rate	8.10%
Properties	2

TRANSPORTATION

Parking	Ratio of 3.72/1,000 SF
Commuter Rail	9 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	46 min drive to Logan International Airport
Walk Score®	Car-Dependent (13)
Transit Score®	Minimal Transit (0)

TENANTS

Atlas Devices, LLC	16,000 SF	Thermo Fisher Scientific	11,716 SF
Cab Technology Inc	11,061 SF	New England Home Medical Equipment	1,526 SF
Krueger Food Laboratories	500 SF		

PROPERTY CONTACTS

Primary Leasing Company	JLL One Post Office Sq Boston, MA 02109 (617) 523-8000 (p) (617) 531-4291 (f)
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Recorded Owner	19-21 Alpha Road, LLC CHESTNUT REALTY MANAGEMENT
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Previous True Owner	KS Partners LLC 150 E 58th St New York, NY 10155 (212) 355-7474 (p) (212) 355-9102 (f)
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Developer	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
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True Owner	Chestnut Realty Management 1 Monarch Pl Springfield, MA 01144 (413) 241-5310 (p)
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Previous True Owner	Calare Properties, Inc. 30 Speen St Framingham, MA 01701 (978) 307-0300 (p) (978) 562-5331 (f)
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Previous True Owner	KS Partners 130 New Boston St Woburn, MA 01801 (978) 560-0560 (p) (978) 560-0561 (f)
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Property Manager	KeyPoint Partners, LLC 1 Burlington Woods Burlington, MA 01803 (781) 273-5555 (p) (781) 229-2823 (f)
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BUILDING NOTES

19 and 21 Alpha Road in Chelmsford are located in the heart of Massachusetts's high-tech region. Both single story buildings have available space ranging from 8,000 SF up to 63,220 sf. The facility is set in an appealing, landscaped, multi-building R&D/flex park. Featuring 14' ceiling heights and multiple loading docks, the buildings were designed to accommodate both office and R&D users alike.



Chelmsford Cross Roads at Rt 129_Available Space

100 Apollo Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1999
RBA	109,371 SF
Stories	3
Typical Floor	36,457 SF
Construction	Masonry

LAND

Land Acres	13.00 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$2.69/SF (2020)
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PARCEL

CHEL-000075-000291-000048

AMENITIES

- Atrium

FOR LEASE

Smallest Space	1,273 SF
Max Contiguous	15,500 SF
# of Spaces	7
Vacant	16,771 SF
% Leased	87.3%
Rent	Withheld - CoStar Est. Rent \$19 - 23 (Office)

Office Avail	36,113 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Sublet	2,883	2,883	2,883	Withheld	Vacant	Thru Aug 2022
CBRE									
Plug and Play office space with mostly open floor plan. Existing conditions: 3 offices, 1 conference room, 8 work stations.									
P 1st		Office	Direct	2,578	2,578	2,578	Withheld	Vacant	Negotiable
Newmark Knight Frank									
P 1st		Office	Direct	7,015	8,288	8,288	Withheld	Vacant	Negotiable
Newmark Knight Frank									
P 1st		Office	Direct	1,273	8,288	8,288	Withheld	Vacant	Negotiable
Newmark Knight Frank									



Chelmsford Cross Roads at Rt 129_Available Space

100 Apollo Dr



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	3,022	3,022	3,022	Withheld	Vacant	Negotiable
Newmark Knight Frank									
P 3rd		Office	Sublet	3,842	3,842	3,842	Withheld	30 Days	Thru Feb 2024
Cushman & Wakefield									
P 3rd		Office	Direct	15,500	15,500	15,500	Withheld	Negotiable	Negotiable
Newmark Knight Frank									

SALE

Sold Price	\$14,750,000 (\$134.86/SF)
Date	Mar 2000
Sale Type	Investment
Cap Rate	9.87%

TRANSPORTATION

Parking	180 available (Surface); Ratio of 4.03/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (5)
Transit Score®	Minimal Transit (0)

TENANTS

Toyota/Lexus Financial Services	18,666 SF	Mellanox Technologies	10,836 SF
Barracuda MSP	10,452 SF	Albireo Energy	7,466 SF
ON Semiconductor Corporation	7,466 SF	Health Plan One	3,733 SF
MPR Associates	3,347 SF	Network Building & Consulting	2,546 SF

PROPERTY CONTACTS

Primary Leasing Company	Newmark Knight Frank 225 Franklin St Boston, MA 02110 (617) 863-8090 (p)
Recorded Owner	Sdc Apollo Chelmsford, Inc. 1 Technology Dr Andover, MA 01810 (978) 683-5224 (p)
Property Manager	CBRE 33 Arch St Boston, MA 02110 (617) 912-7000 (p) (617) 912-7001 (f)

True Owner	DWS 101 California St San Francisco, CA 94111 (415) 781-3300 (p) (415) 391-9015 (f)
Architect	Spagnolo Gisness & Associates 200 High St Boston, MA 02110 (617) 443-0680 (p) (617) 443-0686 (f)

BUILDING NOTES

Property is located on Route 495 North Technology Belt, one exit south of the Lowell Connector, just off exit 29 from Route 3 at the interchange of Routes 3 and 129.



Chelmsford Cross Roads at Rt 129_Available Space

300 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1986
Year Renov	2016
RBA	293,422 SF
Stories	3
Typical Floor	97,807 SF
Construction	Masonry

LAND

Land Acres	26.65 AC
Zoning	C

EXPENSES

Taxes	\$1.92/SF (2020)
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PARCEL

CHEL-000075-000291-000001

AMENITIES

- Atrium
- Convenience Store
- Fitness Center
- LEED Certified - Gold
- Banking
- Dry Cleaner
- Food Service

FOR LEASE

Smallest Space	6,258 SF
Max Contiguous	22,676 SF
# of Spaces	5
Vacant	54,971 SF
% Leased	81.3%
Rent	Withheld - CoStar Est. Rent \$23 - 28 (Office)

Office Avail	61,229 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	12,479	12,479	12,479	Withheld	Vacant	Negotiable
CBRE									
Access to loading									



Chelmsford Cross Roads at Rt 129_Available Space

300 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	11,238	11,238	11,238	Withheld	Vacant	Negotiable
CBRE									
P 3rd		Office	Direct	12,003 - 22,676	22,676	22,676	Withheld	Vacant	Negotiable
CBRE									
P 3rd		Office	Direct	8,578	14,836	14,836	Withheld	Vacant	Negotiable
CBRE									
Can be combined with 8,579 below totaling 14,837 contiguous and sub dividable to 2,000 RSF									
P 3rd		Office	Direct	6,258	14,836	14,836	Withheld	60 Days	Negotiable
CBRE									
Can be combined with 8,579 below totaling 14,837 contiguous and sub dividable to 2,000 RSF									

SALE

Sold Price	\$39,400,000 (\$134.28/SF)
Date	Jun 2014
Sale Type	Investment
Cap Rate	9.30%
Financing	Down Payment of \$5,099,925 (19.54%) Unknown: Us Life Ins Co





TRANSPORTATION

Parking	400 available (Surface);Ratio of 4.80/1,000 SF
Commuter Rail	8 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	45 min drive to Logan International Airport
Walk Score®	Car-Dependent (4)
Transit Score®	Minimal Transit (0)

TENANTS

Axis Communications	59,670 SF	Aspire Lifestyles Services Llc	32,874 SF
By Appointment Only, Inc.	23,833 SF	US Alliance Federal Credit Union	22,973 SF
Nexius	22,275 SF	Custom Mmic	21,750 SF
Atrius Billing Dept.	14,105 SF	HNTB	14,105 SF
TEK Microsystems, Inc.	12,436 SF	HCL America	4,899 SF
ADVA Optical Networking	-		

PROPERTY CONTACTS

Primary Leasing Company	 CBRE 33 Arch St Boston, MA 02110 (617) 912-7000 (p) (617) 912-7001 (f)	True Owner	 Tritower Financial Group 60 State St Boston, MA 02109 (781) 222-5900 (p)
Recorded Owner	 TFG Apollo Drive Property, LLC 25 Burlington Mall Rd Burlington, MA 01803	Developer	 Atlantic Tambone Development 6 Kimball Ln Lynnfield, MA 01940 (781) 245-1515 (p) (781) 245-2828 (f)



Chelmsford Cross Roads at Rt 129_Available Space

300 Apollo Dr

Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING NOTES

Access at the junction of Route 495 and Route 3 along Billerica Road.



Chelmsford Cross Roads at Rt 129_Available Space

270 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1985
RBA	100,000 SF
Stories	2
Typical Floor	50,000 SF
Construction	Masonry

LAND

Land Acres	6.99 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$2.51/SF (2020)
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PARCEL

CHEL-000087-000291-000001

FOR LEASE

Smallest Space	6,000 SF
Max Contiguous	94,635 SF
# of Spaces	2
Vacant	94,635 SF
% Leased	5.4%
Rent	Withheld - CoStar Est. Rent \$19 - 23 (Office)

AMENITIES

- Conferencing Facility
- Signage
- Wi-Fi

Office Avail	94,635 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Office	Direct	6,000 - 50,000	50,000	94,635	Withheld	Vacant	Negotiable
Hunneman									
P 2nd		Office	Direct	44,635	44,635	94,635	Withheld	Vacant	Negotiable
Hunneman									



Chelmsford Cross Roads at Rt 129_Available Space

270 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$13,664,384 (\$136.64/SF)
Date	Nov 2007
Sale Type	Investment
Cap Rate	7.75%
Financing	Down Payment of \$6,365,294 (46.58%) 2nd Mortgage








TRANSPORTATION

Parking	429 available (Surface);Ratio of 4.29/1,000 SF
Commuter Rail	7 min drive to North Billerica Com-muter Rail (Lowell Line)
Airport	44 min drive to Logan International Airport
Walk Score®	Car-Dependent (16)
Transit Score®	Minimal Transit (0)

TENANTS

Assured Information Security	-
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PROPERTY CONTACTS

Primary Leasing Company 	Hunneman 303 Congress St Boston, MA 02210 (617) 457-3400 (p) (617) 457-3268 (f)	True Owner 	BLDG Management Co., Inc. 417 Fifth Ave New York, NY 10016 (212) 557-6700 (p) (212) 557-6709 (f)
Recorded Owner 	Bldg Mass/Lex LLC 417 Fifth Ave New York, NY 10116 (212) 557-6700 (p)	Previous True Owner 	Lexington Chelmsford LLC 1 Penn Plz New York, NY 10119 (212) 692-7260 (p)
Previous True Owner 	Lexington Corporate Properties Trust 1 Penn Plz New York, NY 10119	Previous True Owner 	The Davis Companies 125 High St Boston, MA 02110 (617) 451-1300 (p) (617) 451-3604 (f)
Developer 	Tambone Corporation 80 Main St Reading, MA 01864 (781) 944-5000 (p)	Property Manager 	Trammell Crow Investment & Devel-opment 33 Arch St Boston, MA 02110 (617) 951-4526 (p) (617) 757-2501 (f)



Chelmsford Cross Roads at Rt 129_Available Space

300 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1984
Year Renov	2005
RBA	110,882 SF
Stories	2
Typical Floor	55,441 SF
Construction	Masonry

LAND

Land Acres	6.00 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$2.18/SF (2020)
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AMENITIES

- Food Court

PARCEL

CHEL-000087-000291-000002

FOR LEASE

Smallest Space	55,441 SF
Max Contiguous	211,700 SF
# of Spaces	2
Vacant	110,882 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$18 - 22 (Office)

Office Avail	110,882 SF
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AVAILABLE SPACES

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



Chelmsford Cross Roads at Rt 129_Available Space

300 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket




SALE

Sold Price	\$12,200,000 (\$110.03/SF)
Date	Sep 2012
Sale Type	Investment
Cap Rate	10.13%
Financing	Down Payment of \$4,699,089 (38.52%) Unknown: (Assumed)

TRANSPORTATION

Parking	260 available (Surface);Ratio of 2.34/1,000 SF
Commuter Rail	7 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	44 min drive to Logan International Airport
Walk Score®	Car-Dependent (19)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	 CBRE 33 Arch St Boston, MA 02110 (617) 912-7000 (p) (617) 912-7001 (f)
True Owner	 Office Properties Income Trust 255 Washington St Newton, MA 02458 (617) 219-1440 (p) (617) 231-3906 (f)
Previous True Owner	 Boston Properties, Inc. 800 Boylston St Boston, MA 02199 (617) 236-3300 (p) (617) 236-3311 (f)

Leasing Company	 The RMR Group 2 Newton Pl Newton, MA 02458 (617) 796-8390 (p)
Previous True Owner	 Select Income REIT 255 Washington St Newton, MA 02458 (617) 796-8303 (p) (617) 796-8335 (f)
Developer	Tambone Corporation 80 Main St Reading, MA 01864 (781) 944-5000 (p)

BUILDING NOTES

R&D/light manufacturing building. Predominantly tile floor on first floor. Fully air conditioned. Open to bar joists. 55,000 sf of office space on second floor with full service cafeteria. Most of the hard wall offices are constructed with a demountable system making for easy reconfiguration. Has 497 parking spaces.



Chelmsford Cross Roads at Rt 129_Available Space

321 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1984
RBA	72,050 SF
Stories	2
Typical Floor	36,025 SF
Construction	Masonry

LAND

Land Acres	5.00 AC
Zoning	IA

EXPENSES

Taxes	\$1.99/SF (2020)
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AMENITIES

- 24 Hour Access
- Air Conditioning

PARCEL

CHEL-000087-000328-000004

FOR LEASE

Smallest Space	25 SF
Max Contiguous	10,000 SF
# of Spaces	3
Vacant	14,786 SF
% Leased	79.5%
Rent	Withheld - CoStar Est. Rent \$19 - 23 (Office)

Office Avail	10,000 SF
Office/Med Avail	14,786 SF
Total Avail	24,786 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1	Office	Coworking	25 - 10,000	10,000	10,000	Withheld	TBD	Negotiable
Vazza Real Estate Group									
Shared office space options available, please visit: www.officelinkboston.com to view available options									
P 2nd		Off/Med	Direct	6,392	6,392	6,392	Withheld	Vacant	Negotiable
JLL									
P 2nd		Off/Med	Direct	8,394	8,394	8,394	Withheld	Vacant	Negotiable
JLL									



Chelmsford Cross Roads at Rt 129_Available Space

321 Billerica Rd




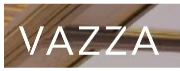
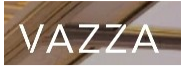



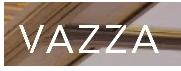
Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE		TRANSPORTATION	
Sold Price	\$6,250,000 (\$86.75/SF)	Parking	254 available (Surface);Ratio of 3.58/1,000 SF
Date	Jul 2015	Commuter Rail	7 min drive to North Billerica Commuter Rail (Lowell Line)
Sale Type	Investment	Airport	44 min drive to Logan International Airport
Cap Rate	8.32%	Walk Score®	Car-Dependent (20)
Financing	Down Payment of \$250,000 (4%) 1st Mortgage: East Boston Savings Bank	Transit Score®	Minimal Transit (0)

TENANTS

Columbia Care	7,205 SF	AMD Global Telemedicine Inc.	5,046 SF
Psychological Care Associates of Chelmsford	3,552 SF	Surgisite North	1,000 SF

PROPERTY CONTACTS

Primary Leasing Company 	JLL One Post Office Sq Boston, MA 02109 (617) 523-8000 (p) (617) 531-4291 (f)	True Owner 	Vazza Real Estate Group 1266 Furnace Brook Pky Quincy, MA 02169 (617) 590-8619 (p) (339) 502-6426 (f)
Recorded Owner 	Vanderbilt Norwood LLC 99 Longwater Cir Norwell, MA 02061	Previous True Owner 	DWS 101 California St San Francisco, CA 94111 (415) 781-3300 (p) (415) 391-9015 (f)
Previous True Owner 	Boston Capital 1 Boston Pl Boston, MA 02110 (617) 624-8900 (p)	Previous True Owner 	CrossHarbor Capital Partners LLC 1 Boston Pl Boston, MA 02108 (617) 624-8300 (p) (617) 624-8399 (f)
Property Manager 	Vazza Real Estate Group 1266 Furnace Brook Pky Quincy, MA 02169 (617) 590-8619 (p) (339) 502-6426 (f)		



Chelmsford Cross Roads at Rt 129_Available Space

330 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1984
RBA	98,048 SF
Stories	2
Typical Floor	49,024 SF
Construction	Steel

LAND

Land Acres	7.43 AC
Zoning	IA

EXPENSES

Taxes	\$2.16/SF (2020)
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PARCEL

CHEL-000097-000291-000001

AMENITIES

- Bus Line
- Conferencing Facility
- Fitness Center
- Food Service

FOR LEASE

Smallest Space	18,159 SF
Max Contiguous	44,911 SF
# of Spaces	2
Vacant	44,911 SF
% Leased	54.2%
Rent	Withheld - CoStar Est. Rent \$18 - 22 (Office)

Office Avail 44,911 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	18,159	18,159	44,911	Withheld	Vacant	Negotiable
CBRE new renovated lobby and façade, new bathrooms and food service offering									
P 2nd		Office	Direct	26,752	26,752	44,911	Withheld	Vacant	Negotiable
CBRE									



Chelmsford Cross Roads at Rt 129_Available Space

330 Billerica Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket




SALE




Sold Price	\$10,000,000 (\$101.99/SF)
Date	Jan 2011
Sale Type	Investment
Cap Rate	9.30%

TRANSPORTATION

Parking	410 available (Surface);Ratio of 4.96/1,000 SF
Commuter Rail	6 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	43 min drive to Logan International Airport
Walk Score®	Car-Dependent (22)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Primary Leasing Company	 <p>CBRE 33 Arch St Boston, MA 02110 (617) 912-7000 (p) (617) 912-7001 (f)</p>
True Owner	 <p>Office Properties Income Trust 255 Washington St Newton, MA 02458 (617) 219-1440 (p) (617) 231-3906 (f)</p>
Previous True Owner	 <p>Equity Commonwealth 2 N Riverside Plz Chicago, IL 60606 (312) 646-2800 (p) (312) 646-2996 (f)</p>
Developer	<p>Tambone Corporation 80 Main St Reading, MA 01864 (781) 944-5000 (p)</p>

Leasing Company	 <p>The RMR Group 2 Newton Pl Newton, MA 02458 (617) 796-8390 (p)</p>
Previous True Owner	 <p>Select Income REIT 255 Washington St Newton, MA 02458 (617) 796-8303 (p) (617) 796-8335 (f)</p>
Previous True Owner	 <p>Principal Global Investors, Inc 801 Grand Ave Des Moines, IA 50309 (515) 247-5111 (p) (866) 850-4022 (f)</p>

BUILDING NOTES

Brick veneer with strip windows and curtain-wall at the corners. 5 rooftop mounted air conditioning units. Single ply rubber roof. 5" thick slab of grade flooring. 2'x 2' parabolic lighting in office areas. Full service cafeteria with executive dining and outdoor eating areas; fitness center with men's and women's locker facilities. Located at the RT 129 interchange off Route 3, one mile from I-495. (1) tailboard loading dock. 8'9" ceiling height. 4000 amp, 208 volt electrical service. City water, sewer and electric.



Chelmsford Cross Roads at Rt 129_Available Space

285 Mill Rd - 285 Mill Road



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1985
RBA	31,002 SF
Stories	2
Typical Floor	15,501 SF
Construction	Masonry

LAND

Land Acres	2.58 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$2.13/SF (2020)
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AMENITIES

- Atrium
- Bio-Tech/ Lab Space

PARCEL

CHEL-000097-000379-000002

FOR LEASE

Smallest Space	13,440 SF
Max Contiguous	31,002 SF
# of Spaces	2
Vacant	31,002 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$20 - 25 (Office)

Office Avail	31,002 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st		Office	Direct	13,440	13,440	31,002	Withheld	Vacant	Negotiable
CBRE, Robie Properties									
E 2nd		Office	Direct	17,562	17,562	31,002	Withheld	Vacant	Negotiable
CBRE, Robie Properties									



Chelmsford Cross Roads at Rt 129_Available Space

285 Mill Rd - 285 Mill Road



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$1,100,000 (\$35.48/SF)
Date	May 1995
Cap Rate	9.11%
Financing	Down Payment of \$299,959 (27.27%) 1st Mortgage: Citizen Bank

TRANSPORTATION

Parking	130 available (Surface);Ratio of 4.30/1,000 SF
Commuter Rail	6 min drive to North Billerica Com-muter Rail (Lowell Line)
Airport	43 min drive to Logan International Airport
Walk Score®	Car-Dependent (24)
Transit Score®	Minimal Transit (0)

TENANTS

Brix Networks Inc

PROPERTY CONTACTS

Primary Leasing Company 	CBRE 33 Arch St Boston, MA 02110 (617) 912-7000 (p) (617) 912-7001 (f)	Leasing Company 	Robie Properties 175 Andover St Danvers, MA 01923 (978) 777-8677 (p) (978) 777-7120 (f)
True Owner 	Robie Properties 175 Andover St Danvers, MA 01923 (978) 777-8677 (p) (978) 777-7120 (f)	Recorded Owner 	Robie Properties 175 Andover St Danvers, MA 01923 (978) 777-8677 (p) (978) 777-7120 (f)
Developer	Tambone Corporation 80 Main St Reading, MA 01864 (781) 944-5000 (p)		

BUILDING NOTES

This is an R&D building offering: Power- 3PH, 1200 AMPs, 208V/108V, ceiling height- office: 8'11", R&D: 12', windows- tinted with vertical blinds throughout, HVAC- 17 individual electric a/c units. 5 single zone gas fired roof heating units.

First Floor: 26 offices, 2 conference rooms, a cafeteria area, and lobby. Second Floor: R&D finish, 2,500 SF raised computer floor and open space throughout the remaining space built-out with finished ceiling only. Interior landscaping.

Property is located at the exit ramp from RT 129 onto RT 3 S. Only 1 mile from the RT 3/ RT 495 interchange.



Chelmsford Cross Roads at Rt 129_Available Space

2 Omni Way - Altid Business Park



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	1984
Year Renov	2001
RBA	82,348 SF
Stories	2
Typical Floor	41,114 SF
Construction	Reinforced Concrete

LAND

Land Acres	6.22 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$1.40/SF (2020)
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AMENITIES

- 24 Hour Access
- Controlled Access
- Food Service
- Restaurant
- Atrium
- Food Court
- Golf Course
- Signage

PARCEL

CHEL-000097-000328-000001

FOR LEASE

Smallest Space	17,881 SF
Max Contiguous	17,881 SF
# of Spaces	1
Vacant	0 SF
% Leased	100.0%
Rent	Withheld - CoStar Est. Rent \$18 - 21 (Office)

Office Avail	17,881 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	17,881	17,881	17,881	Withheld	Jul 2021	Negotiable

SVN Parsons Commercial Group Boston



Chelmsford Cross Roads at Rt 129_Available Space

2 Omni Way - Altid Business Park



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$8,500,000 (\$39.44/SF) - Portfolio Price
Date	Nov 2017
Sale Type	Investment
Properties	3

TRANSPORTATION

Parking	304 available (Surface);Ratio of 3.70/1,000 SF
Commuter Rail	6 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	43 min drive to Logan International Airport
Walk Score®	Car-Dependent (22)
Transit Score®	Minimal Transit (0)

TENANTS

Department of Children & Families	36,704 SF	First Light BIO	23,656 SF
AutoGUIDE	17,458 SF		

PROPERTY CONTACTS

Primary Leasing Company	SVN Parsons Commercial Group Boston 1881 Worcester Rd Framingham, MA 01701 (508) 820-2700 (p) (508) 820-2727 (f)
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True Owner	Paul V Galvani Law Offices 1881 Worcester Rd Framingham, MA 01701 (508) 626-3620 (p) (508) 626-3649 (f)
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GALVANI LAW OFFICES, P.C.

Previous True Owner	CW Capital 900 19th St NW Washington, DC 20006 (202) 715-9500 (p) (202) 787-5049 (f)
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Previous True Owner	KBS Real Estate Investment Trust, Inc. 620 Newport Center Dr Newport Beach, CA 92660 (949) 417-6500 (p) (949) 417-6520 (f)
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Property Manager	Avison Young 200 State St Boston, MA 02109 (617) 250-7600 (p)
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True Owner	John Parsons 1881 Worcester Rd Framingham, MA 01701 (508) 271-9203 (p)
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Recorded Owner	Omni Chelmsford Investors, LLC 6 Lyberty Way Westford, MA 01886 (978) 369-4884 (p)
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Previous True Owner	NPV/Direct Invest 10 City Sq Charlestown, MA 02129 (617) 820-5000 (p) (617) 820-5005 (f)
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Developer	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
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Chelmsford Cross Roads at Rt 129_Available Space

2 Omni Way - Altid Business Park



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

BUILDING NOTES

Altid Business Park is a multi-use office and industrial park consisting of over 30 buildings that contains 2.5 million SF. Altid is made up of four sub-parks: Elizabeth, Omni, Alpha and Scientia. 2 Omni Way is an office/R&D Building.

The building is constructed of exposed aggregate precast concrete wall panels with a bronze metal mansard roof and tinted bronze insulated glass. Located in the heart of Massachusetts' high tech region, just minutes away from Lowell, Burlington and Boston.



Chelmsford Cross Roads at Rt 129_Available Space

4 Omni Way - Altid Business Park



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1985
Year Renov	2004
RBA	82,557 SF
Stories	2
Typical Floor	41,278 SF
Construction	Reinforced Concrete

LAND

Land Acres	7.83 AC
Zoning	LIND

EXPENSES

Taxes	\$1.41/SF (2020)
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AMENITIES

- Fitness Center
- Food Service

PARCEL

CHEL-000097-000328-000002

FOR LEASE

Smallest Space	5,000 SF
Max Contiguous	20,000 SF
# of Spaces	1
Vacant	20,000 SF
% Leased	75.8%
Rent	Withheld - CoStar Est. Rent \$17 - 21 (Office)

Office Avail 20,000 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Direct	5,000 - 20,000	20,000	20,000	Withheld	Vacant	Negotiable

SVN Parsons Commercial Group Boston



Chelmsford Cross Roads at Rt 129_Available Space

4 Omni Way - Altid Business Park



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$8,500,000 (\$39.44/SF) - Portfolio Price
Date	Nov 2017
Sale Type	Investment
Properties	3

TRANSPORTATION

Parking	200 available (Surface);Ratio of 4.10/1,000 SF
Commuter Rail	7 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	44 min drive to Logan International Airport
Walk Score®	Car-Dependent (16)
Transit Score®	Minimal Transit (0)

TENANTS

LifeLinks Inc	62,556 SF
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PROPERTY CONTACTS

Primary Leasing Company	SVN Parsons Commercial Group Boston 1881 Worcester Rd Framingham, MA 01701 (508) 820-2700 (p) (508) 820-2727 (f)
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True Owner	Paul V Galvani Law Offices 1881 Worcester Rd Framingham, MA 01701 (508) 626-3620 (p) (508) 626-3649 (f)
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GALVANI LAW OFFICES, P.C.

Previous True Owner	NPV/Direct Invest 10 City Sq Charlestown, MA 02129 (617) 820-5000 (p) (617) 820-5005 (f)
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Developer	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)
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True Owner	John Parsons 1881 Worcester Rd Framingham, MA 01701 (508) 271-9203 (p)
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Recorded Owner	Omni Chelmsford Investors, LLC 6 Lyberty Way Westford, MA 01886 (978) 369-4884 (p)
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Previous True Owner	KBS Real Estate Investment Trust, Inc. 620 Newport Center Dr Newport Beach, CA 92660 (949) 417-6500 (p) (949) 417-6520 (f)
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Property Manager	Avison Young 200 State St Boston, MA 02109 (617) 250-7600 (p)
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BUILDING NOTES

Altid Business Park is a multi-use office and industrial park consisting of over 30 buildings that contains 2.5 million SF. Altid is made up of four sub-parks: Elizabeth, Omni, Alpha and Scientia. 4 Omni Way is an office/R&D Building.

The building is constructed of exposed aggregate precast concrete wall

panels with a bronze metal mansard roof and tinted bronze insulated glass. Located in the heart of Massachusetts' high tech region, just minutes away from Lowell, Burlington and Boston.



Chelmsford Cross Roads at Rt 129_Available Space

4 Omni Way - Altid Business Park



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

7/00: Best Property Fund LP purchased 2,4,5,6 Omni Way from W9/TIB Real

Estate LP for \$32 million.



Chelmsford Cross Roads at Rt 129_Available Space

6 Omni Way



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1985
Year Renov	2006
RBA	50,616 SF
Stories	2
Typical Floor	25,308 SF
Construction	Reinforced Concrete

LAND

Land Acres	4.99 AC
Zoning	Commercial

EXPENSES

Taxes	\$1.54/SF (2020)
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AMENITIES

- Atrium
- Signage

PARCEL

CHEL-000096-000328-000006

FOR LEASE

Smallest Space	2,570 SF
Max Contiguous	2,570 SF
# of Spaces	1
Vacant	2,570 SF
% Leased	94.9%
Rent	Withheld - CoStar Est. Rent \$21 - 25 (Office)

Office Avail	2,570 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Office	Direct	2,570	2,570	2,570	Withheld	Vacant	Negotiable

SVN Parsons Commercial Group Boston



Chelmsford Cross Roads at Rt 129_Available Space

6 Omni Way




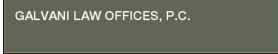




Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE		TRANSPORTATION	
Sold Price	\$8,500,000 (\$39.44/SF) - Portfolio Price	Parking	130 available (Surface);Ratio of 4.80/1,000 SF
Date	Nov 2017	Commuter Rail	7 min drive to North Billerica Commuter Rail (Lowell Line)
Sale Type	Investment	Airport	44 min drive to Logan International Airport
Properties	3	Walk Score®	Car-Dependent (9)
		Transit Score®	Minimal Transit (0)

TENANTS

WNA	43,150 SF	Comcast	15,115 SF
Parisi Associates	6,223 SF	AlarmSaf	1,950 SF

PROPERTY CONTACTS

Primary Leasing Company 	SVN Parsons Commercial Group Boston 1881 Worcester Rd Framingham, MA 01701 (508) 820-2700 (p) (508) 820-2727 (f)	True Owner 	Paul V Galvani Law Offices 1881 Worcester Rd Framingham, MA 01701 (508) 626-3620 (p) (508) 626-3649 (f)
True Owner	John Parsons 1881 Worcester Rd Framingham, MA 01701 (508) 271-9203 (p)	Recorded Owner 	Omni Chelmsford Investors, LLC 6 Lyberty Way Westford, MA 01886 (978) 369-4884 (p)
Previous True Owner	NPV/Direct Invest 10 City Sq Charlestown, MA 02129 (617) 820-5000 (p) (617) 820-5005 (f)	Previous True Owner 	KBS Real Estate Investment Trust, Inc. 620 Newport Center Dr Newport Beach, CA 92660 (949) 417-6500 (p) (949) 417-6520 (f)
Developer	ALTID Properties 17 Monseignor O'brien Hwy Cambridge, MA 02141 (978) 656-3600 (p) (617) 723-2266 (f)	Architect 	Stantec - ADD Inc. 311 Summer St Boston, MA 02210 (617) 234-3100 (p) (617) 661-7118 (f)
Property Manager 	Avison Young 200 State St Boston, MA 02109 (617) 250-7600 (p)		

BUILDING NOTES

Altid Business Park is a multi-use office and industrial park consisting of over 30 buildings that contains 2.5 million SF. Altid is made up of four sub-parks: Elizabeth, Omni, Alpha and Scientia. 6 Omni Way is an office/R&D Building.



Chelmsford Cross Roads at Rt 129_Available Space

6 Omni Way



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

The building contains a 2,000 lb capacity passenger elevator and a 3,500 lb capacity service elevator. There is a fire alarm connected to the local fire department. There is one cluster of bathrooms on each floor that are handicapped accessible.

The building is constructed of exposed aggregate precast concrete wall panels with a bronze metal mansard roof and tinted bronze insulated glass.

Located in the heart of Massachusetts' high tech region, just minutes away from Lowell, Burlington and Boston.



Chelmsford Cross Roads at Rt 129_Available Space

114 Turnpike Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1994
RBA	19,943 SF
Stories	1
Typical Floor	19,943 SF
Construction	Wood Frame

LAND

Land Acres	1.89 AC
Zoning	IA, Chelmsford

EXPENSES

Taxes	\$1.31/SF (2014-Est);
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PARCEL

CHEL-000086-000328-000038

FOR LEASE

Smallest Space	2,730 SF	Office Avail	2,730 SF
Max Contiguous	4,416 SF		
# of Spaces	2		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		
CAM	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4	Flex	Direct	4,416	4,416	4,416	Withheld	Jun 2021	3 - 10 Years
Moore Commercial Real Estate One over head door									
P 1st	1	Office	Direct	2,730	2,730	2,730	Withheld	30 Days	3 - 10 Years
Moore Commercial Real Estate End Cap									



Chelmsford Cross Roads at Rt 129_Available Space

114 Turnpike Rd



Chelmsford, MA 01824 - Lowell/Chelmsford Submarket

SALE

Sold Price	\$1,615,000 (\$80.98/SF)
Date	Mar 2020
Sale Type	Investment

TRANSPORTATION

Parking	71 available (Surface);Ratio of 3.44/1,000 SF
Commuter Rail	10 min drive to North Billerica Commuter Rail (Lowell Line)
Airport	47 min drive to Logan International Airport
Walk Score®	Car-Dependent (15)
Transit Score®	Minimal Transit (0)

TENANTS

Merrimack Education Center	1,800 SF	NCSD	1,650 SF
Budget Buddies	750 SF	Howardsteinhudson Associates Inc	200 SF
Destiny Transportation Inc	-	Superior Drive Inc	-

PROPERTY CONTACTS

Primary Leasing Company	Moore Commercial Real Estate 2 Meetinghouse Rd Chelmsford, MA 01824 (978) 251-1111 (p) (978) 251-1114 (f)	True Owner	Ramsburg, Amy 2101 Corporate Blvd Boca Raton, FL 33431 (561) 964-8092 (p)
True Owner	CherryRoad Technologies Inc. 301 Gibraltar Dr Morris Plains, NJ 07950 (973) 402-7802 (p) (973) 402-7808 (f)	Recorded Owner	114 Chelmsford Llc 114 Turnpike Rd Chelmsford, MA 01824
Previous True Owner	Merrimack Education Center 114 Turnpike Rd Chelmsford, MA 01824 (978) 322-2300 (p)		

BUILDING NOTES

Location Corner: SE

Property Description: Single Tenant Low Rise

Property Use Description: Single Tenant Low Rise

