



321 BILLERICA ROAD

CHELMSFORD, MA 01824

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Property Summary



OFFERING SUMMARY

Available SF:

2nd Fl: 2,500 - 8,394 SF

2nd Fl: 6,392 SF

Lease Rate:

Negotiable

Lot Size:

5 Acres

Year Built:

1984

Building Size:

72,050 SF

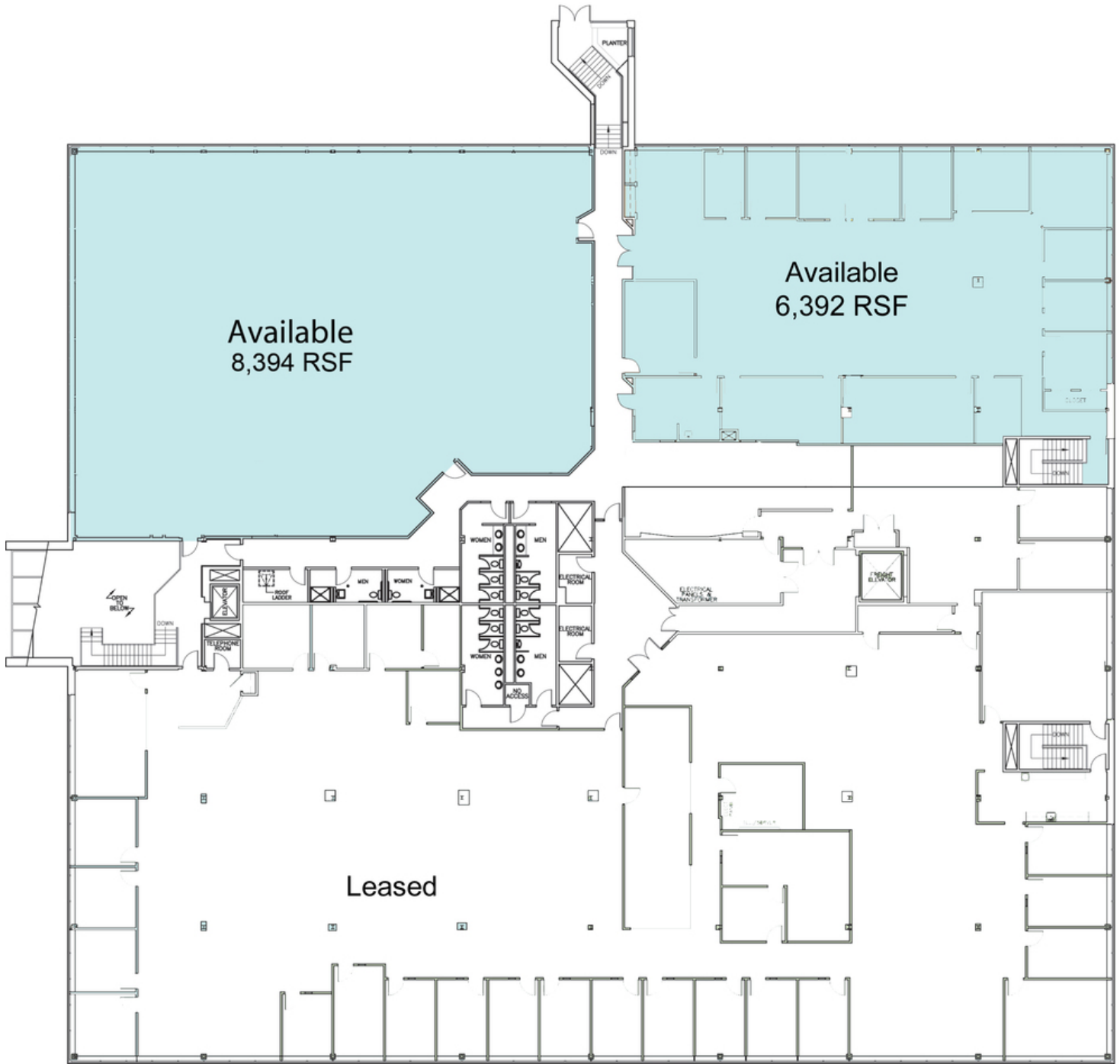
PROPERTY OVERVIEW

SVN | Parsons Commercial Group | Boston is pleased to present an exciting opportunity to lease flex/office Space in Chelmsford, MA. This 72,000 SF conveniently-located office building has two spaces available for lease, both on the second floor. The first space is 8,000 SF, sub-dividable to 2,500 SF. The second space is 6,392 SF.

PROPERTY HIGHLIGHTS

- Bright, modern atmosphere
- Flexible Floor Plan
- Conveniently located at the intersection of Rt. 3 and Rt. 129.
- Join corporate neighbors Comcast, WNA, AutoGuide, First Light Biosciences, LifeLinks and Department of Children & Families.

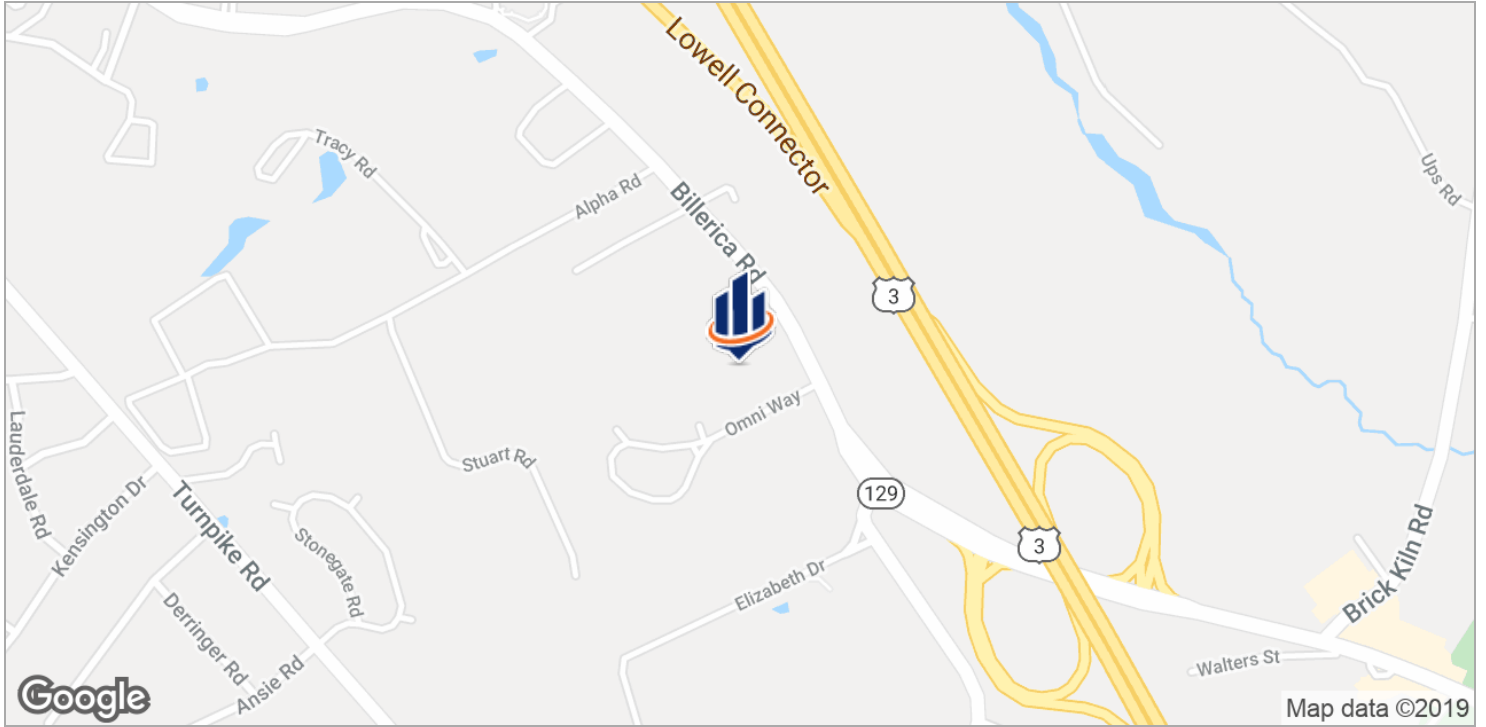
Floor Plan



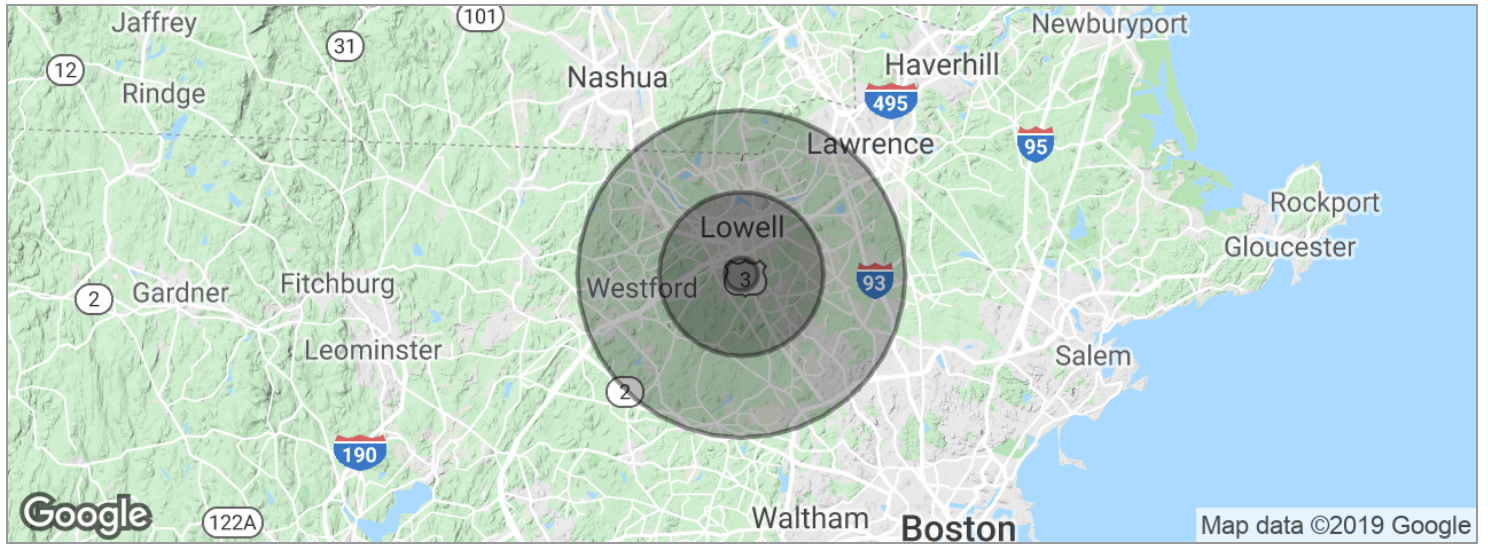
Lobby



Location Maps



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,152	207,240	450,007
Median age	41.0	35.6	38.4
Median age (Male)	39.9	35.1	37.7
Median age (Female)	42.3	36.4	39.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,206	76,765	164,233
# of persons per HH	2.6	2.7	2.7
Average HH income	\$90,957	\$74,414	\$93,539
Average house value	\$367,067	\$325,963	\$369,144

* Demographic data derived from 2010 US Census