

110,000 SF TOTAL

FIRST CLASS OFFICE,
FLEX/R&D SPACE

FULLY REPOSITIONED

3000

BALLARDVALE

WILMINGTON, MASSACHUSETTS

CBRE

REDISCOVER THE FULLY REPOSITIONED 300 BALLARDVALE

CBRE is pleased to announce the availability of space for lease at 300 Ballardvale Street in Wilmington, Massachusetts. 300 Ballardvale consists of 110,000 SF of first class office, flex/R&D space located at an established corporate address centrally located along I-93 with easy access to a highly skilled labor force stretching from Boston to Southern New Hampshire. Building features include dramatic two-story atrium lobbies, upgraded common areas, extensive window line, efficient floor plates, on-site amenities, and plentiful parking.

+ **Total Building SF:** 110,000 SF

+ **Land Area:** 8.50 acres

+ **Parking:** 3.90/1,000 SF

+ **Year Built:** 1985 (renovated in 2017)

+ **Roof:** New rubber membrane installed in 2016

+ **Loading:** Two tailboard docks

+ **Elevator:** Four hydraulic passenger elevators

+ **HVAC:** Rooftop split systems

AMENITIES

- New on-site fitness center with shower/locker facilities
- New on-site grab & go food/beverage service, dining/collaboration area
- New outdoor patio and seating area
- Proximity to numerous restaurant, retail, and hotel establishments

INCUBATION HISTORY

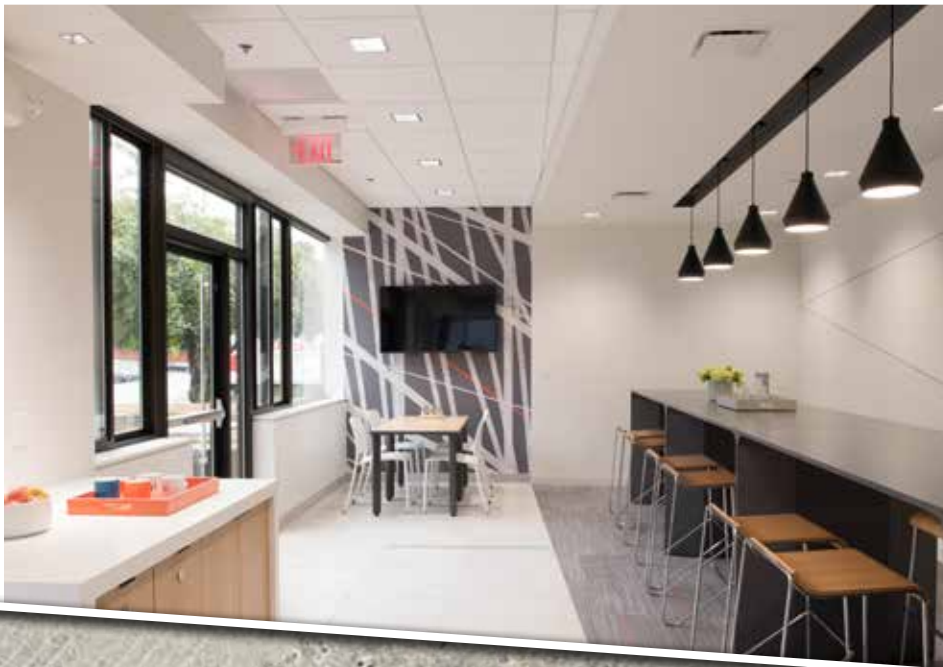
- + Home to a series of successful tech firms that have been purchased by Amazon, Qualcomm, Emerson, among others

NEARBY AMENITIES



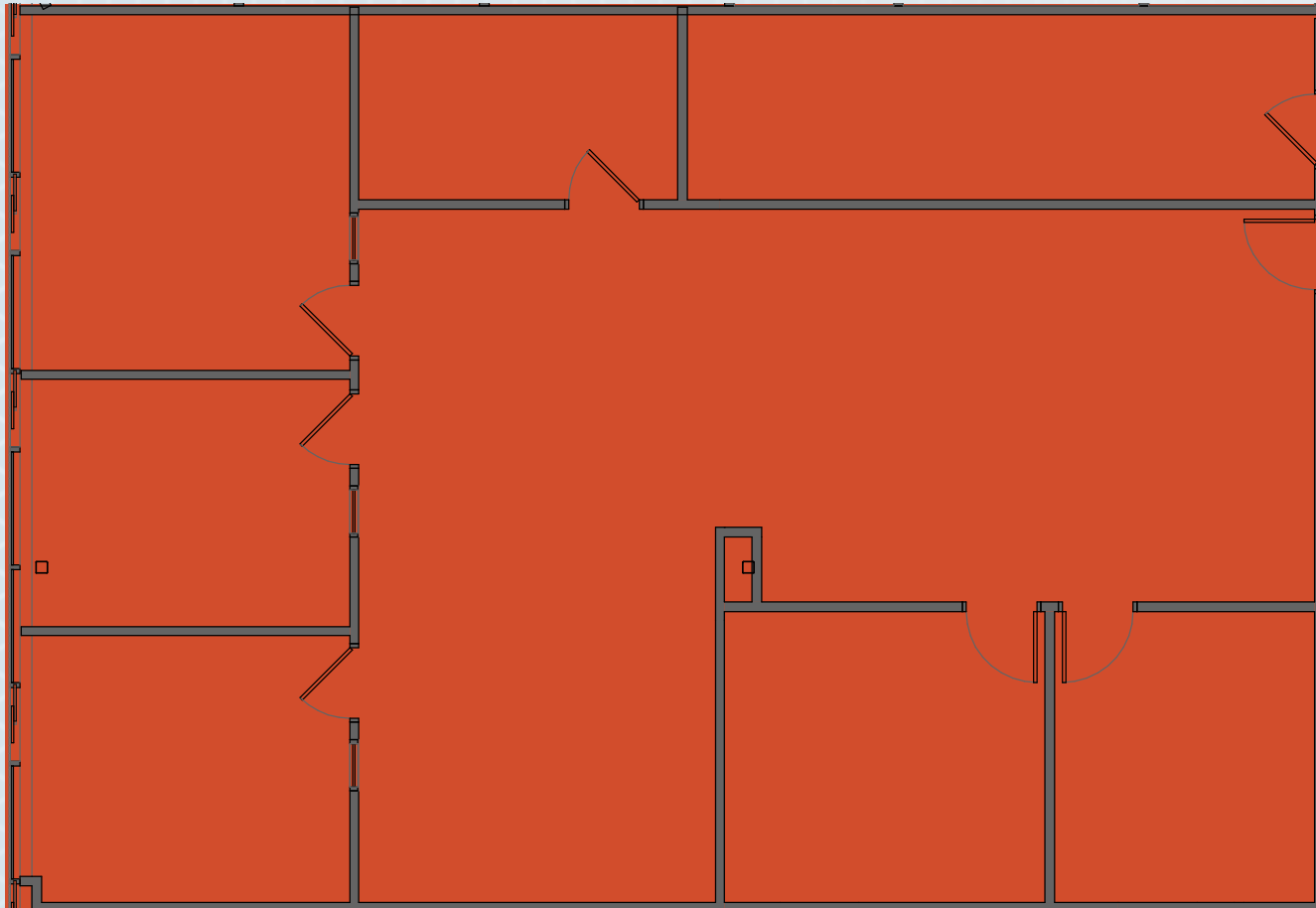
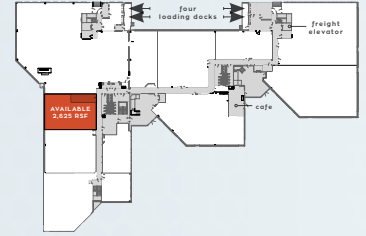
CORPORATE NEIGHBORS





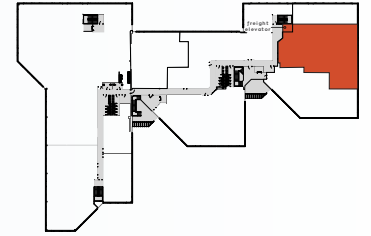
FLOOR PLANS

FIRST FLOOR
2,628 SF



SECOND FLOOR

5,158 SF



freight
elevator







CONTACT US

BRIAN MCKENZIE

+1 617 439 7813

brian.mckenzie@cbre.com

CHRISTIAN VALLIS

+1 978 223 8582

christian.vallis@cbre.com

CBRE

LOCATION

Centrally located along Interstate 93, offering easy access to a highly skilled labor force from Boston to Southern New Hampshire, and from the North Shore and Western Suburbs via Routes 128 and 495.

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.