

321 BILLERICA ROAD | CHELMSFORD, MA 01824



PROPERTY DESCRIPTION

Discover the ideal setting for your business at 321 Billerica Road in Chelmsford, MA. This impressive property offers a modern, professional environment designed to meet the diverse needs of today's businesses. With its spacious and versatile floor plates, and ample parking, this property provides a seamless blend of comfort and functionality. The thoughtfully designed common areas and attractive landscaping create an inviting atmosphere for employees and visitors alike. Tenants will appreciate the convenient location and easy access to major transportation routes, ensuring a smooth commute for all. Whether you're a growing startup or an established corporation, this property offers the perfect space to elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Modern and professional office environment
- Professionally Managed Property
- Flexible leasing options for businesses of all sizes
- Versatile floor plates to meet diverse business needs
- Newly updated lobby and parking lot recently resurfaced
- Ample parking for tenants and visitors
- Thoughtfully designed common areas
- Attractive landscaping creating an inviting atmosphere
- Convenient location with easy access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (MG) as-is
Available SF:	2,000 - 14,220 SF
Lot Size:	4.93 Acres
Building Size:	70,498 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,279	22,318	73,302
Total Population	3,643	62,575	198,247
Average HH Income	\$144,907	\$139,230	\$124,793

MARCI ALVARADO

Principal

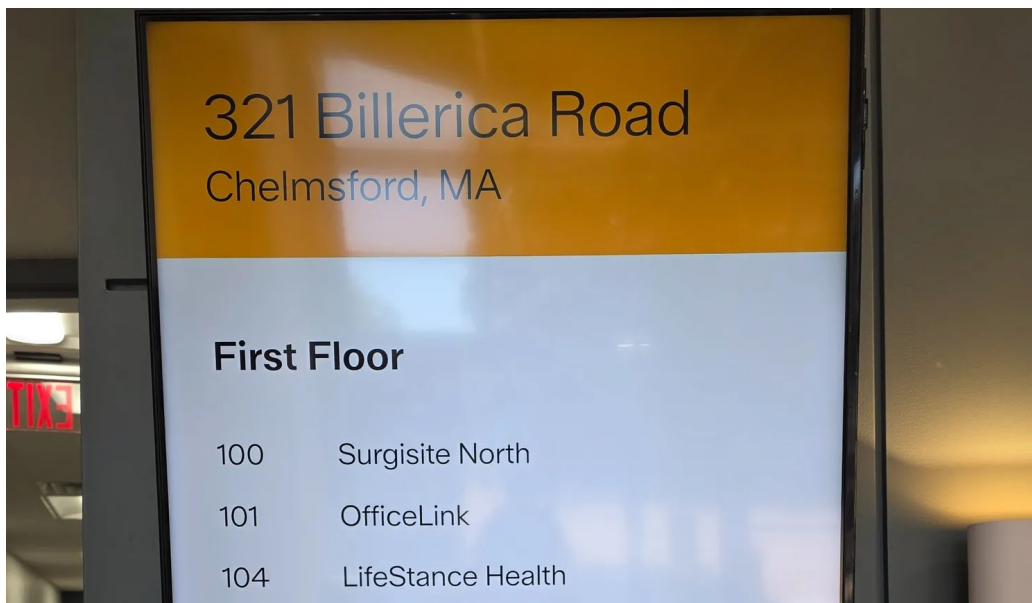
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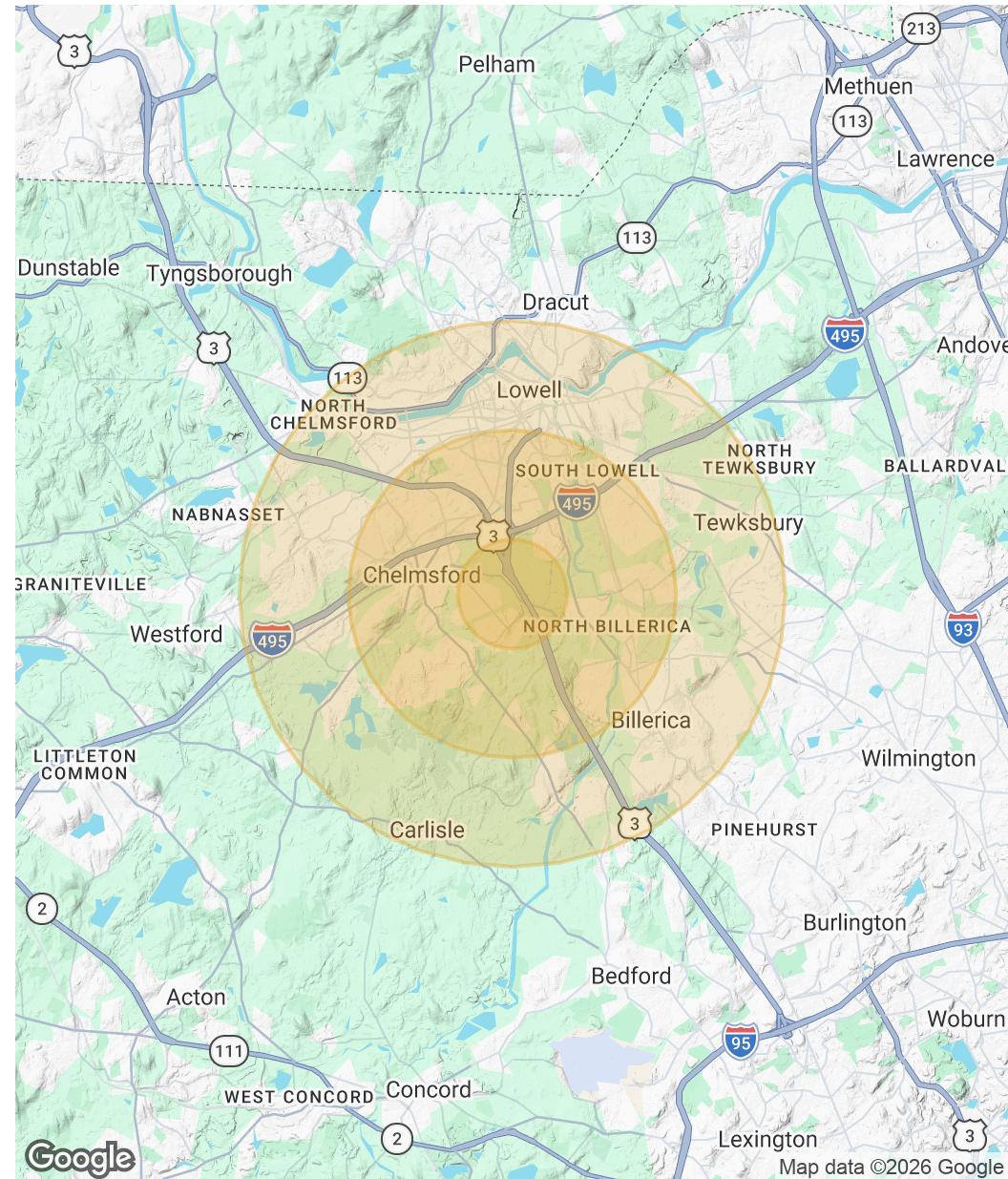


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,643	62,575	198,247
Average Age	36.0	39.6	38.5
Average Age (Male)	38.6	39.6	38.2
Average Age (Female)	34.8	39.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,279	22,318	73,302
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$144,907	\$139,230	\$124,793
Average House Value	\$567,226	\$518,231	\$521,122

2023 American Community Survey (ACS)



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COMMERCIAL PROPERTY ADVISORS

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