

\$2.00 PSF BROKER BONUS

FOR SUBLEASE

**300 BALLARDVALE ST
SUITE 202 • WILMINGTON, MA 01887**

5,158 SF AVAILABLE • \$17.00 PSF • SUBLEASE TERM THRU 3/29/29 • PLUG & PLAY

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Property Information

SUBLEASE OVERVIEW

Property Address	300 Ballardvale St, Wilmington, MA
Sublease Size	5,158 SF (110,000 SF Total)
Availability	Immediate
Sublease Term	Through 3/29/2029 (2 years, 10 months remaining)
Pricing	\$17.00 PSF MG

\$2.00 PSF Broker Bonus



SUBLEASE HIGHLIGHTS

High end/Class A Finishes including:

- Six (6) private offices
- One (1) conference room for 10-15 people
- One (1) huddle room
- One (1) wellness room
- Extensive use of glass for the conference rooms, huddle rooms, and offices
- All offices and conference rooms have additional sound proofing
- Free 3/1,000 parking ratio on a first come first served, non-reserve basis
- Building has a fitness center with showers and a tenant lounge
- In-suite cafe/meeting lounge



Property Imagery



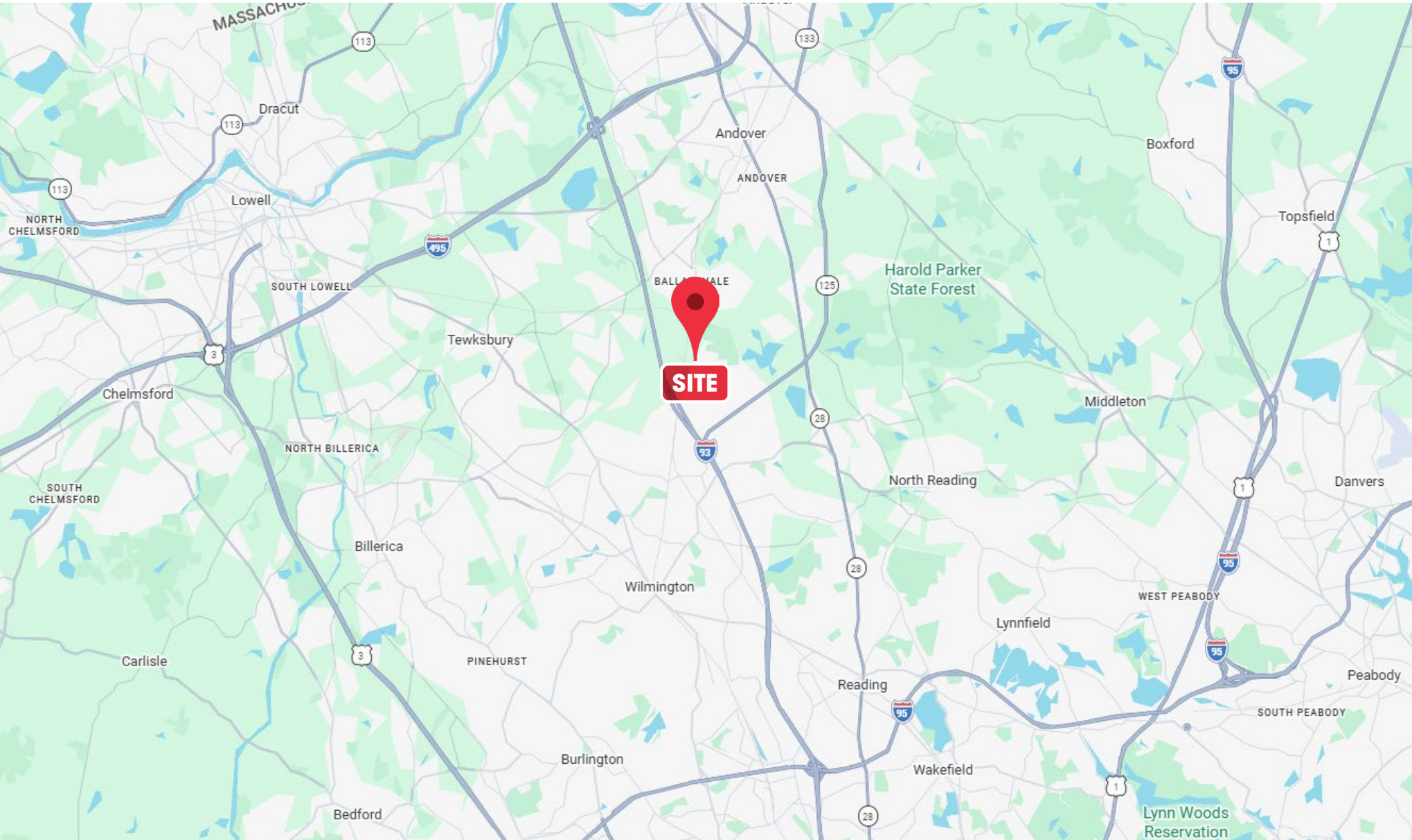
Property Imagery



Property Imagery



Map



Wilmington, MA Summary



Wilmington is a town in Middlesex County, Massachusetts, located approximately 17 miles north of Boston. As of the 2020 census, the town had a population of 23,349. Wilmington is part of the Boston–Cambridge–Newton Metropolitan Statistical Area and benefits from access to major employment centers throughout Greater Boston.

Founded in the 18th century, Wilmington transitioned from an agricultural community to a suburban residential town during the 20th century, supported by transportation links and regional job growth. Today, the town is served by Interstate 93, Route 38 and commuter rail service via the MBTA's Lowell Line, providing connectivity to Boston and other regional hubs.

Wilmington's economy is closely tied to the broader Boston region and includes a mix of healthcare, professional services, retail and light industrial activity. Office and industrial parks along major roadways support local employment, while many

residents commute to nearby cities such as Boston, Woburn and Burlington. The town's commercial base includes neighborhood retail centers, service businesses and small-scale corporate offices.

Residential development is primarily single-family housing, with newer multifamily and mixed-use projects emerging in recent years. Housing demand is supported by the town's schools, public services and access to employment corridors. Median household incomes are above state averages, reflecting Wilmington's position within the Greater Boston suburban market.

Wilmington balances suburban growth with community amenities such as parks, conservation areas and local recreation facilities. Its location, transportation access and residential character make it a stable component of the northern Boston suburban market, with ongoing appeal for both families and commuters.



Wilmington Historic Town Center

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	933	36,340	102,547
2024 Population	909	36,701	103,601
2029 Population Projection	895	36,431	102,857
Annual Growth 2020-2024	-0.6%	0.2%	0.3%
Annual Growth 2024-2029	-0.3%	-0.1%	-0.1%
Households			
2020 Households	323	13,190	36,790
2024 Households	313	13,311	37,130
2029 Household Projection	308	13,200	36,833
Annual Growth 2020-2024	0.2%	1.2%	1.2%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Avg Household Size	2.80	2.60	2.70
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$688,829	\$638,975	\$659,646
Owner Occupied Households	250	10,997	30,212
Renter Occupied Households	58	2,203	6,621
Household Income			
< \$25,000	18	640	2,655
\$25,000 - 50,000	15	1,114	3,029
\$50,000 - 75,000	36	1,400	4,101
\$75,000 - 100,000	43	1,599	3,759
\$100,000 - 125,000	26	1,508	3,920
\$125,000 - 150,000	28	1,495	3,529
\$150,000 - 200,000	35	2,069	5,897
\$200,000+	112	3,486	10,239
Avg Household Income	\$173,818	\$157,615	\$158,242
Median Household Income	\$141,517	\$131,597	\$132,796

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	762	31,064	87,349
Age 20+	704	28,818	80,572
Age 55+	304	13,208	36,327
Age 65+	168	7,521	20,710
Median Age	42.90	44.60	43.70
Avg Age	41.40	42.70	42.10
Education			
Some High School, No Diploma	12	1,026	2,732
High School Graduate	161	6,210	15,169
Some College, No Degree	150	5,784	15,076
Associate Degree	45	1,403	3,885
Bachelor's Degree	167	7,462	22,223
Advanced Degree	155	6,163	18,503
Employment			
Civilian Employed	526	20,988	59,188
Civilian Unemployed	18	721	1,844
Civilian Non-Labor Force	207	8,878	24,912
U.S. Armed Forces	0	29	46
Housing Value			
< \$100,000	2	136	549
\$100,000 - 200,000	2	101	264
\$200,000 - 300,000	0	313	753
\$300,000 - 400,000	19	1,061	2,368
\$400,000 - 500,000	33	2,054	5,083
\$500,000 - 1,000,000	188	6,771	19,490
\$1,000,000+	10	658	1,973

Demographic data © CoStar 2026



MOHRTM
PARTNERS

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