

285 BILLERICA ROAD
CHELMSFORD, MASSACHUSETTS

FOR LEASE
± 3,079 - ± 17,156 SF

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

FIRST CLASS OFFICE SPACE



OFFICE

Building Size: 50,218 SF

Available Space:

1st Floor:

Available "A": + 3,079 SF

2nd Floor:

Available "B": + 3,927 SF

3rd Floor :

Available "C": +17,156

Class of Space: A

No. of Stories: 3

Elevators:

Two (2) passenger

Parking:

4.28/1,000 SF (214 spaces)

HVAC:

2 McQuay 80-ton rooftop units w/VAV distribution

Power:

National Grid, 1,200 amps @480v, 3-Phase

Sewer:

Municipal: Town of Chelmsford

Showers:

Mens and Ladies Showers

Roof:

Fully adhered TPO membrane

Connectivity:

Verizon Fiber

Security:

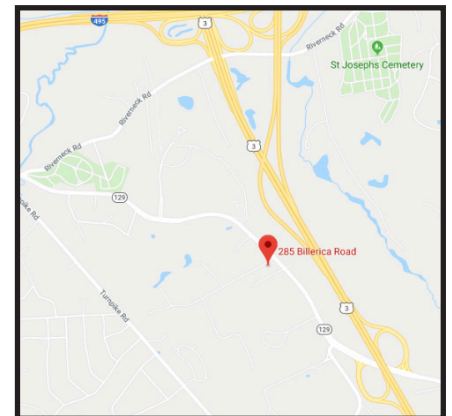
Card Access

Year Built:

2000

Updated:

2016



Highway Access:

0.5 miles to US Rte 3

2.5 miles to I-495

DEANE NAVAROLI

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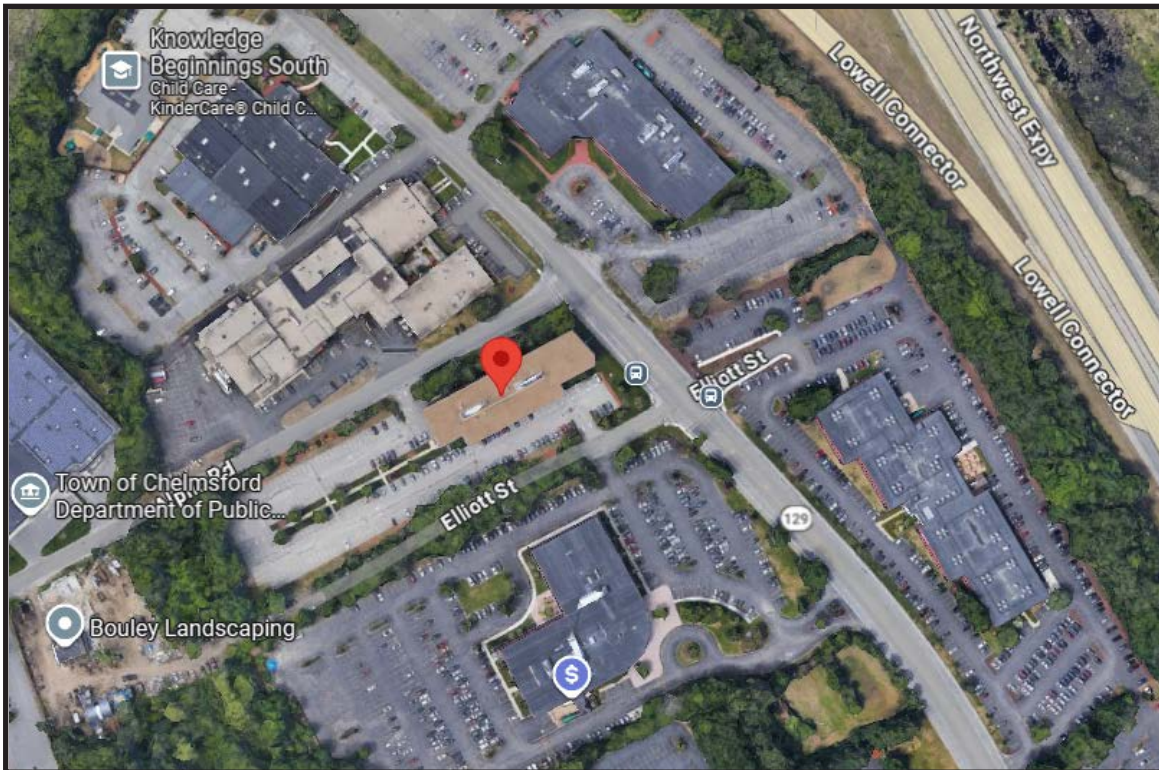
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PROPERTY DESCRIPTION

William & Reeves is pleased to present 285 Billerica Road, a 52,351 SF, three-story, first-class office building available for lease in Chelmsford, Massachusetts. The property offers strong visibility along Route 129 at a signaled intersection and was updated in 2016.

Available suites range from ±3,079 SF to ±17,156 SF and feature open, flexible floor plans that can be efficiently built out to meet tenant-specific requirements.

The building provides convenient highway access, located less than ½ mile from the Route 3 access ramp and within 2½ miles of the I-495 interchange.

With updated interior finishes and a notable tenant roster, 285 Billerica Road presents an opportunity to lease well-located, first-class office space in Chelmsford.

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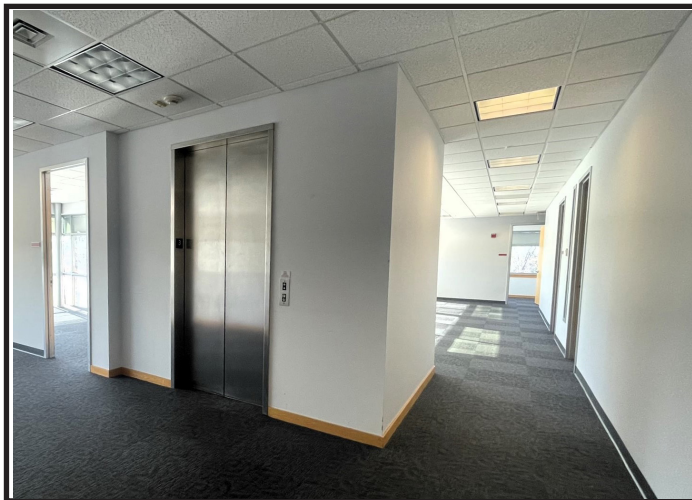
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