



**MLS # 73567389 - New
Commercial/Industrial - Office**

**1 Olde North Rd - Unit 302-303
Chelmsford, MA 01824-1453
Middlesex County**

List Price: **\$3,800**

Directions: **Drum Hill Chelmsford, MA. Exit off of Route 3.**

Rarely available third-floor professional office suite at 1 Olde North Road, a well-established Chelmsford office building known for long-term occupancy and limited turnover. The suite has served as the longtime home of a financial advisory firm and offers a functional, move-in-ready layout featuring a welcoming reception area and multiple private offices. The building is elevator-served for convenient accessibility, with common-area restrooms located just outside the suite and ample onsite parking for employees and clients. Outstanding visibility and commuter access immediately off Route 3 at Exit 84/Drum Hill, where approximately 108,000 vehicles travel daily. The building is visible from Route 3 and offers convenient access to I-495, Lowell, the Merrimack Valley, Nashua, and southern New Hampshire. Flexible lease terms are available with a straightforward rent-plus-utilities structure - no NNN expenses or CAM charges passed through to the tenant. An excellent opportunity for a financial, legal, accounting, insurance, consulting, or other professional office user seeking an established and accessible business location. Schedule your private showing today!

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$382,200	Space Available For: For Lease Lease Type: Gross, Other (See Remarks) Lease Price Includes: Other (See Remarks) Lease: Yes Exchange: No Sublet: No 21E on File: No
Office:	1	2,500	Bldg: \$2,259,400	
Retail:	0	0	Total: \$2,641,600	
Warehouse:	0	0		
Manufacturing:	0	0	# Buildings: 1	
			# Stories: 3	
Total:	1	2,500	# Units:	
Disclosures: Broker not responsible for discrepancies in SF. Modified gross lease; tenant is responsible for utilities. Photos and certain descriptive details may depict a similar suite within the building and may not reflect the exact layout, finishes, or condition of the available premises."				

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: Yes	Net Operating Inc:
# Restrooms: 6	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Assoc Fee:
Lot Size: 37,478 Sq. Ft.	Frontage:	Traffic Count:
Acres: 0.86	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 30	Easements:
Lender Owned: No	Short Sale w/Lndr.App.Req: No	

Features

Location: **Suburban**
Parking Features: **Paved Driveway, On Site**
Site Condition: **Level**
Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Current tenant belongings, documents, trade fixtures and furniture.**
Year Established: **1986**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0031 B:0118 L:1**
Assessed: **\$2,641,600**
Tax: **\$41,315** Tax Year: **2026**
Book: **33377** Page: **200**
Cert: **000000041008**
Zoning Code: **RB**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Lillian Montalto Signature Properties**  (978) 475-1400

Listing Agent: **Team Lillian Montalto (978) 475-1400**

Team Member(s): **Wayne Altavilla**  (978) 375-4465

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell, Exclusive Right to Lease**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings**

Showing: Facilitator: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings**

Special Showing Instructions: **Accompanied Showings, 24 hour notice required.**

Firm Remarks

Call List Agent Wayne directly 978-375-4465 for further details or email waltavilla@andoverhomes.com. LMSPI uses digital payment platform for all deposits, no paper checks or wire transfers accepted. This unit advertised may no longer be available for rental. Subject to the Landlord's approval of tenant's income, credit, and background check through a third-party Tenant Reporting company \$29.00 fee per adult. Availability, pricing & requirements subject to change. Property owner makes no warranties, whether expressed or implied, on the accuracy of the info contained within this ad. Modified gross lease; tenant is responsible for utilities. Photos and certain descriptive details may depict a similar suite within the building and may not reflect the exact layout, finishes, or condition of the available premises."

Market Information

Listing Date: **8/24/2026**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **1/31/2027**

Original Price: **\$3,800**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

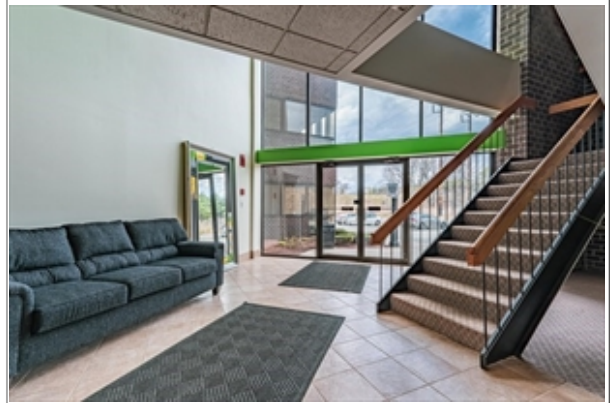
Cash Paid for Upgrades:

Seller Concessions at Closing:

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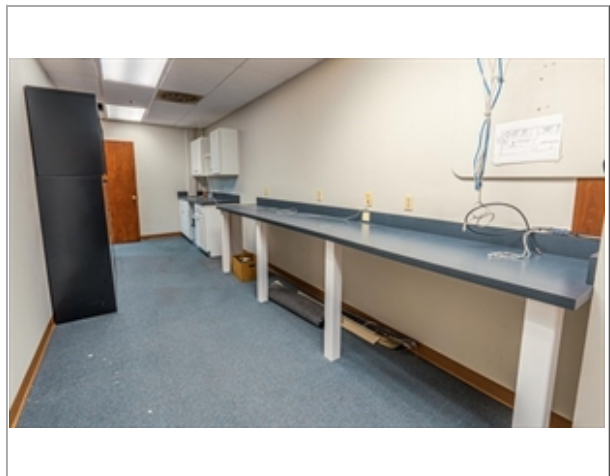
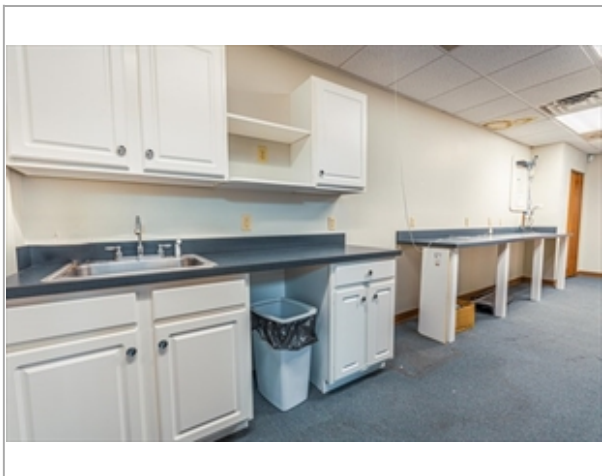
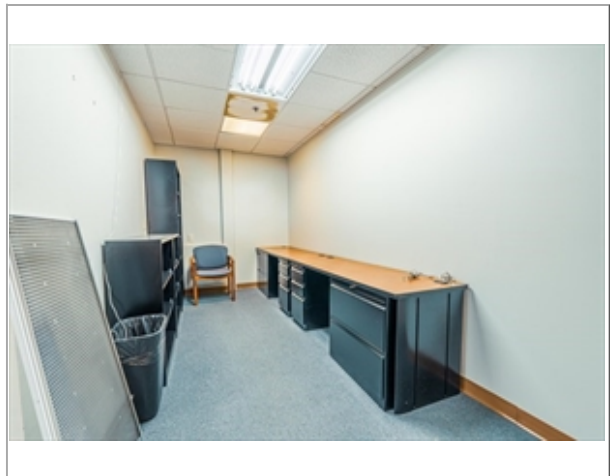
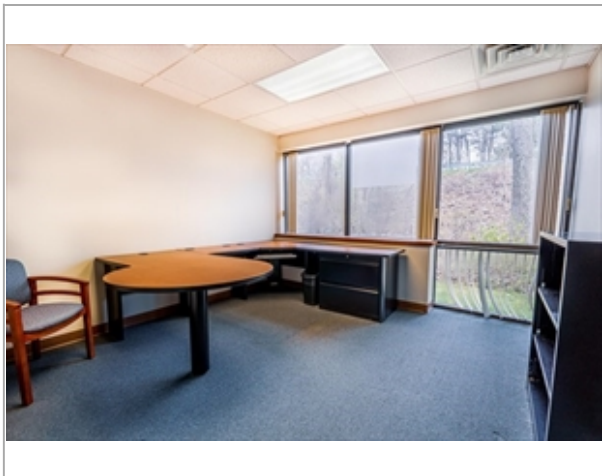
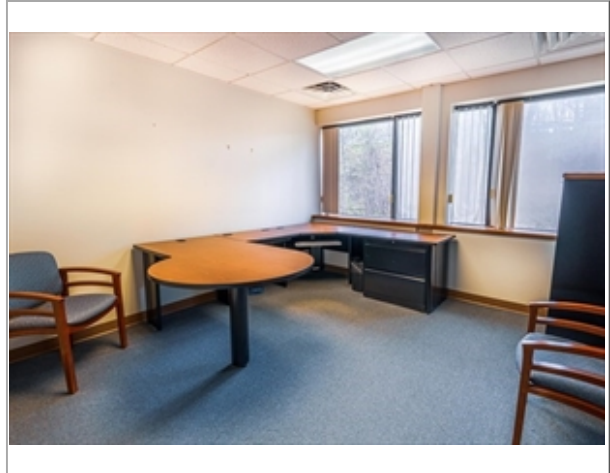
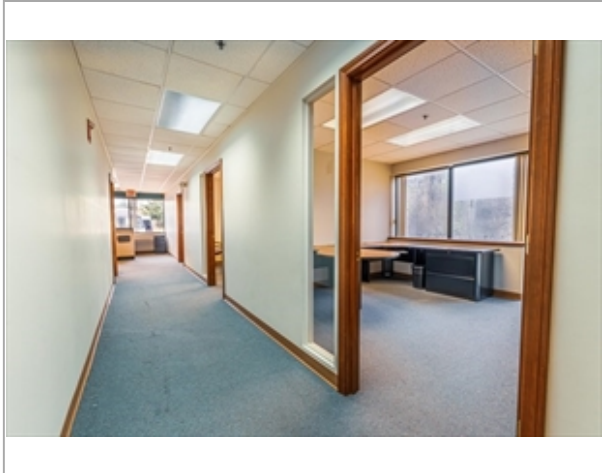
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