

FOR LEASE

100 APOLLO DR.

CHELMSFORD, MASSACHUSETTS



Prime Office / R&D Building

AVAILABLE NOW

- 1st Floor: 1,273 – 7,750 SF
- 2nd Floor: 2,717 – 6,683 SF
- 3rd Floor: 6,466 – 9,609 SF



FOR LEASE

100 APOLLO DR.

CHELMSFORD, MASSACHUSETTS

Innovation comes from creating environments where people can nurture their ideas.

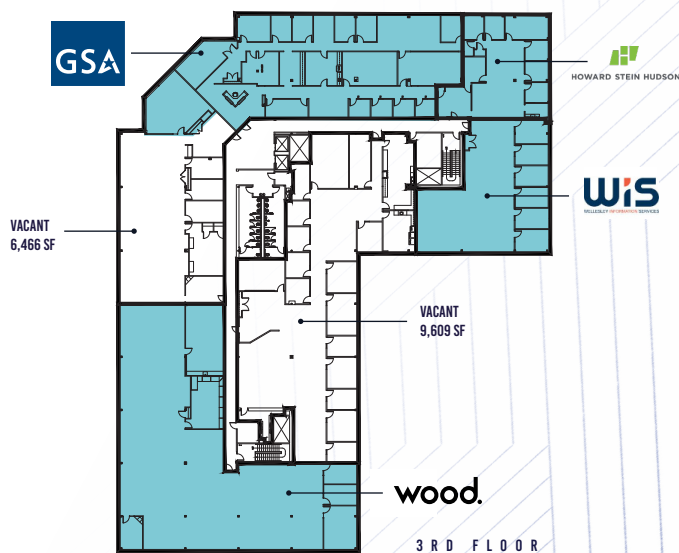
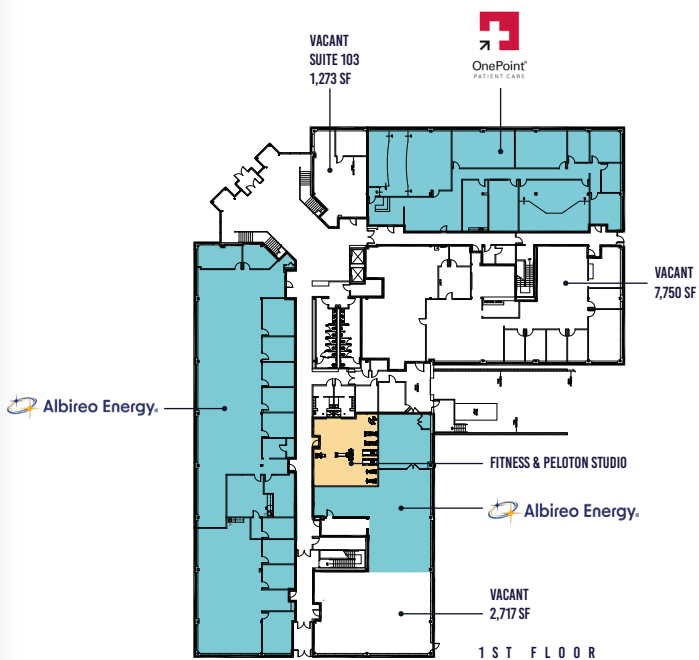
At 100 Apollo Drive, the energetic environment provides opportunities for connection, collaboration and innovation. This three-story, 109,371 SF Class A office building—featuring a two-story, sun-drenched lobby with dramatic dual grand staircase—welcomes today's evolving tech-based companies. The Chelmsford location with easy access to I-495 and Route 3 makes this ideal for companies ready to take their business to the next level. The building has steel frame, recessed fluorescent lighting and 350 ton HVAC. Nearby amenities include full service health club, banks, drycleaning, numerous restaurants, The Courtyard by Marriott and the Chelmsford Ramada Inn.

KEY FEATURES

SIZE	109,371 SF
FLOORS	3 Floors
AVAILABLE	1st Floor: 1,273 - 7,750 SF 2nd Floor: 2,717 - 6,683 SF 3rd Floor: 6,466 - 9,609 SF
PARKING	180 Surface Spaces are available; Ratio of 4.03/1,000 SF
BUILDING AMENITIES	Grab & Go Café Fitness Room



FLOOR PLANS



**PELOTON &
FITNESS STUDIO**

**GRAB & GO
CAFÉ**

**EXCESS
PARKING**

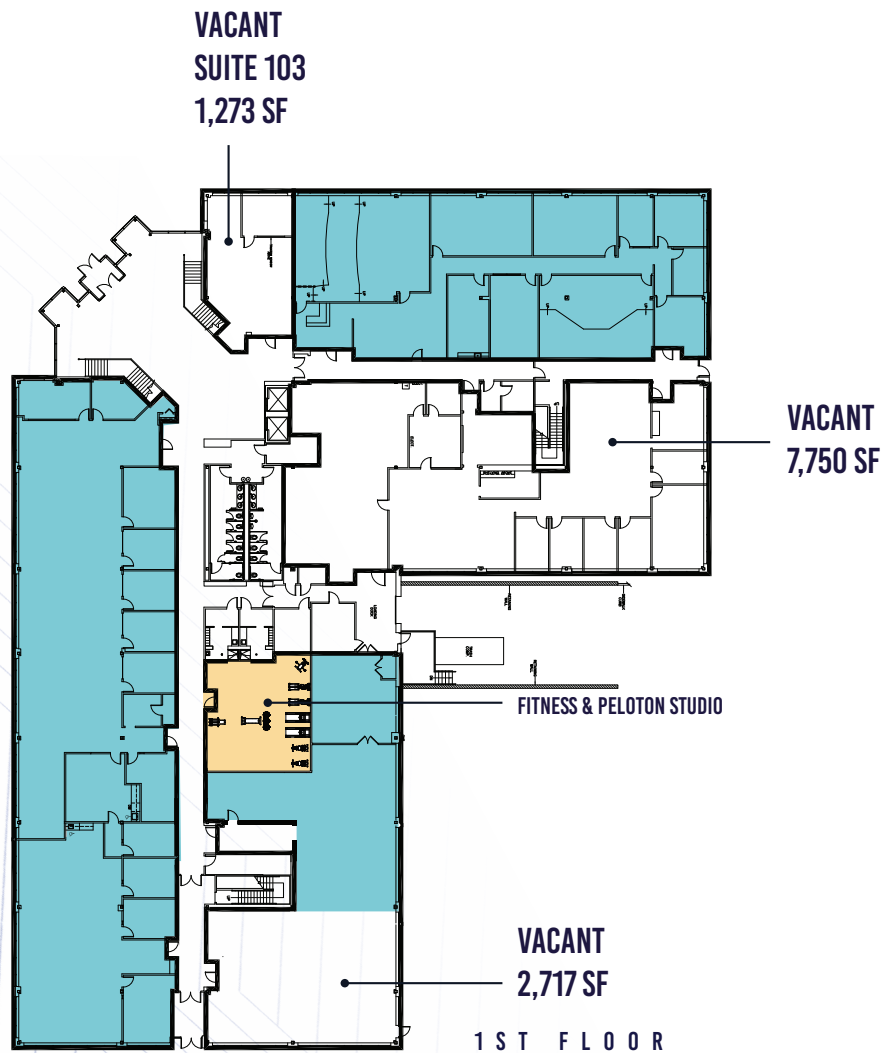
FOR LEASE

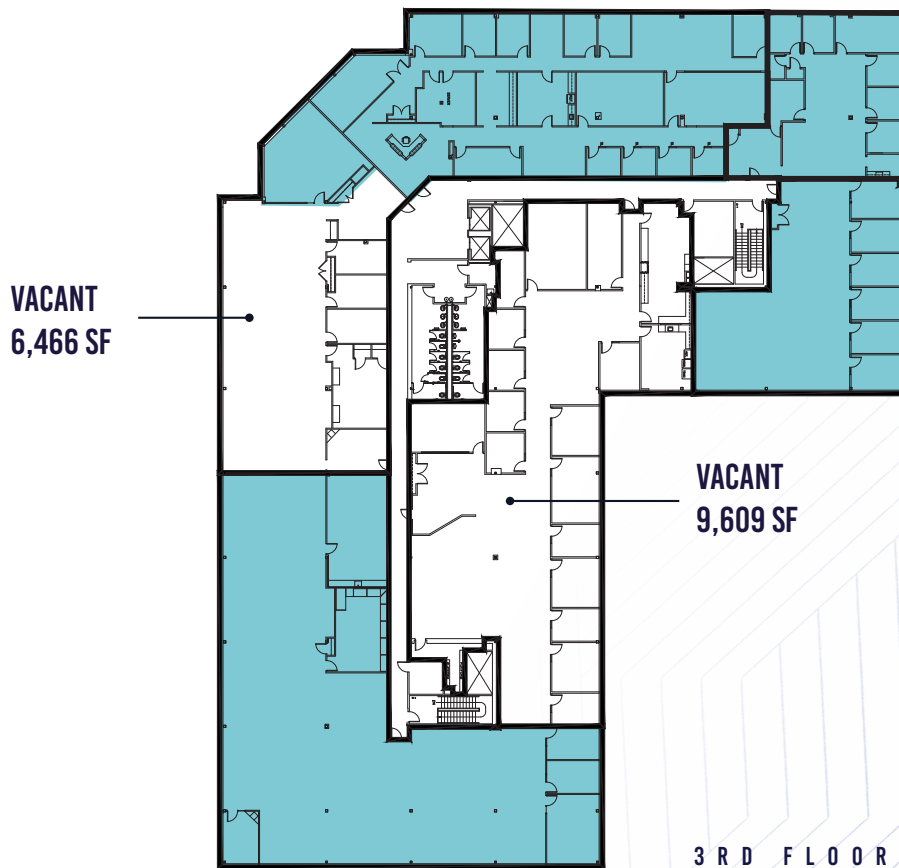
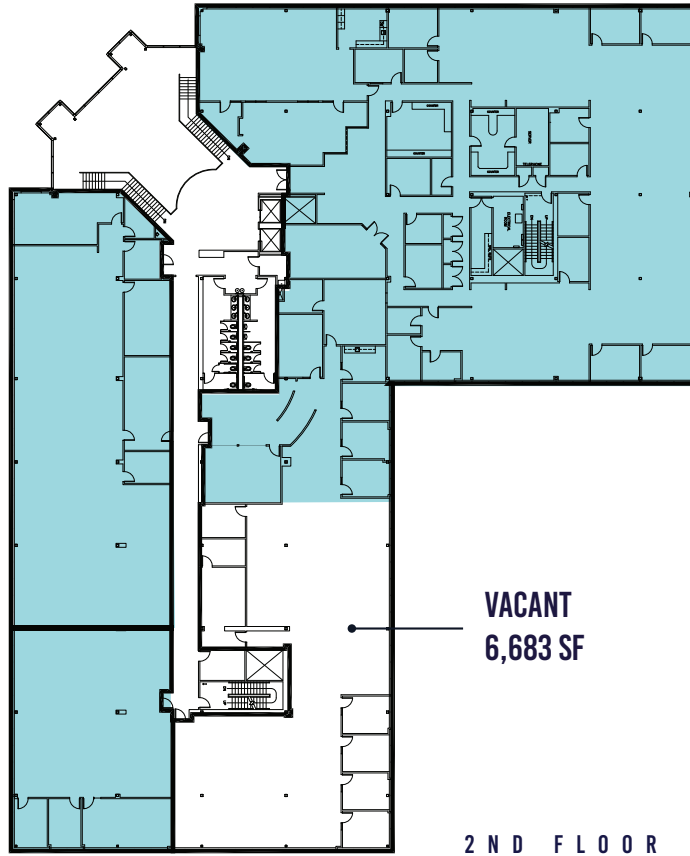
100 APOLLO DR.

CHELMSFORD, MASSACHUSETTS



FLOOR PLANS





FOR LEASE

100 APOLLO DR.

CHELMSFORD, MASSACHUSETTS





FOR LEASE

100 APOLLO DR.

CHELMSFORD, MASSACHUSETTS



CONTACT INFO

BLAKE BALDWIN

Executive Managing Director
+1 617 279 4587
blake.baldwin@cushwake.com

SHAYNE O'NEIL

Director
+1 617 204 4115
shayne.oneil@cushwake.com

PETRA FLYNN

Director
+1 774 222 0738
petra.flynn@cushwake.com



FARLEY | WHITE
INTERESTS

CUSHMAN & WAKEFIELD

Cushman & Wakefield
Massachusetts, Inc.
225 Franklin Street, Suite 300
Boston, MA 02110
+1 617 330 6966
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. PD-229624-V1