

FOR
LEASE

THE

CONNECT

300 & 330 BILLERICA | CHELMSFORD, MA

Introducing **The Connect at 300 & 330 Billerica**, a ±211,144 SF office/R&D campus in the heart of Chelmsford. Offering tenants prominent lobby presence, extensive window lines, modern high ceilings and the ability to subdivide space, this is an opportunity not to be missed. The two-building campus overlooks Route 3 and provides outstanding brand visibility to over 13,000 cars per day.



VIEW
WEBSITE

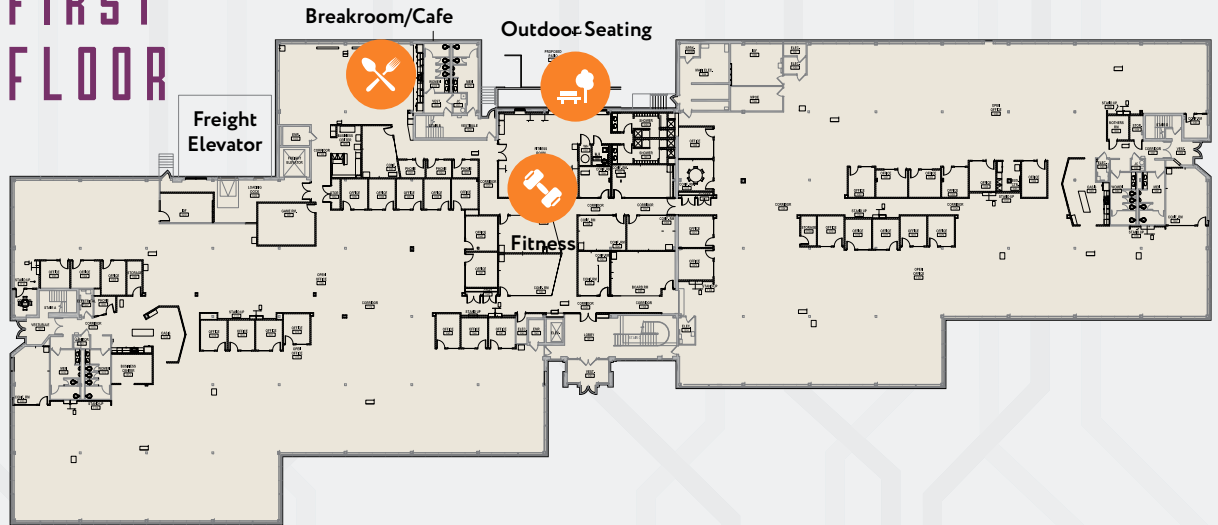
13,000+ CPD

OFFICE/R+D CAMPUS | ±150,000 SF

BUILDING SPECIFICATIONS

- + **Building Size:** 110,882 SF
- + **Available:** 110,336 SF
 - First Floor: 55,441 SF
 - Second Floor: 55,441 SF
- + **Year Built:** 1984 (renovated in 2005)
- + **Parking Ratio:** 4.14/1,000 SF
- + **Telecom:** Comcast high-speed fiber
- + **Power:** 1,500 kva volt service. 3000A, 480/277V, 3ph, 4w service with GFI
- + **Loading Docks:** One
- + **Sprinklers:** Wet
- + **Roof:** 2005 Firestone single ply .60mil EPDM
- + **HVAC:** 75 5-ton single zone package units on the roof
- + **Generator:** 300-gallon diesel generator. Supports lighting and fire life safety systems
- + **Ceiling Height:** 9' finished
- + **Floor to Ceiling:**
 - First Floor: 9'-10"
 - Second Floor: 8'-11"
- + **Floor to Lowest Structural Beam:**
 - First Floor: 11'-3"
 - Second Floor: 11'-11 1/2"
- + **Floor to Deck:**
 - First Floor: 13'-10"
 - Second Floor: 14'-2"

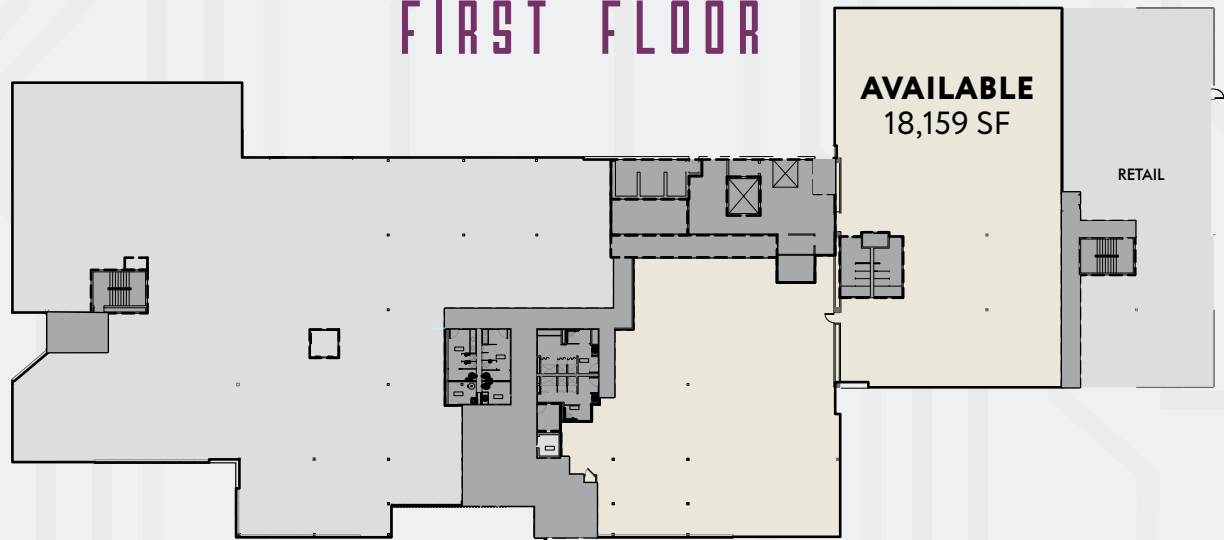
FIRST FLOOR



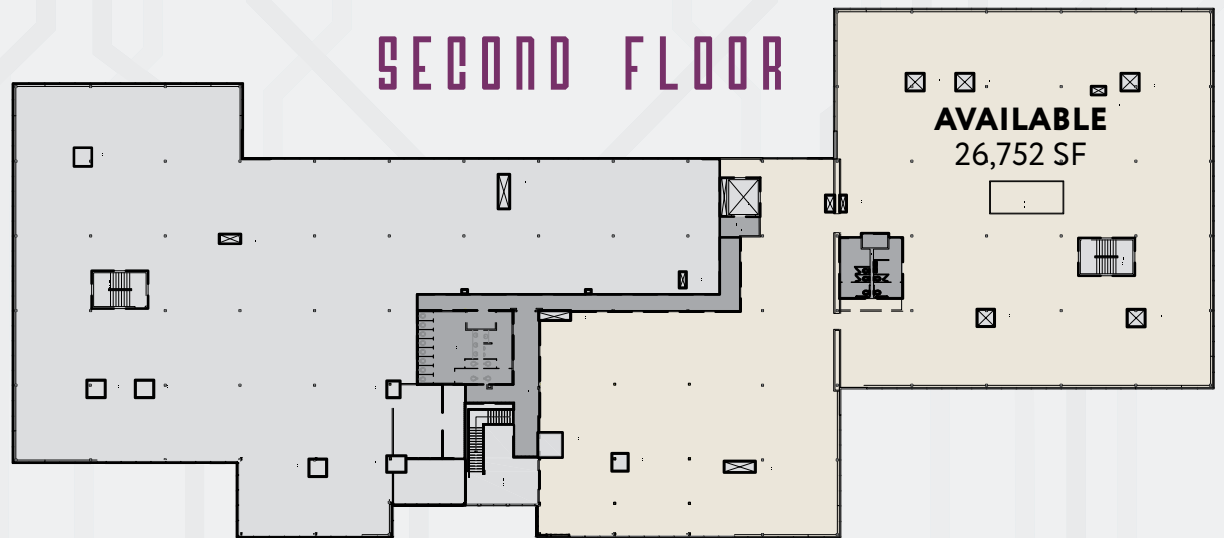
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



BUILDING SPECIFICATIONS

- + **Building Size:** 100,262 SF
- + **Available:** 40,459 SF
 - First Floor: 18,159 SF
 - Second Floor: 26,752 SF
- + **Year Built:** 1984
- + **Parking Ratio:** 4.04/1,000 SF
- + **Telecom:** Comcast high speed fiber
- + **Power:** 3000A, 208V
- + **Roof:** 2015 - rinobond TPO roof
- + **Loading Docks:** One
- + **Sprinklers:** Wet
- + **HVAC:** 75 5-ton single zone package units on the roof
- + **Generator:** 800kw diesel generator with 1,000-gallon tank
- + **Ceiling Height:** 9' finished
- + **Floor to Ceiling:**
 - First Floor: 8'-10 ½"
 - Second Floor: 9'-2"
- + **Floor to Lowest Structural Beam:**
 - First Floor: 11'-2 ½"
 - Second Floor: 11'-7"
- + **Floor to Deck:**
 - First Floor: 13'-10"
 - Second Floor: 13'-9 ½"



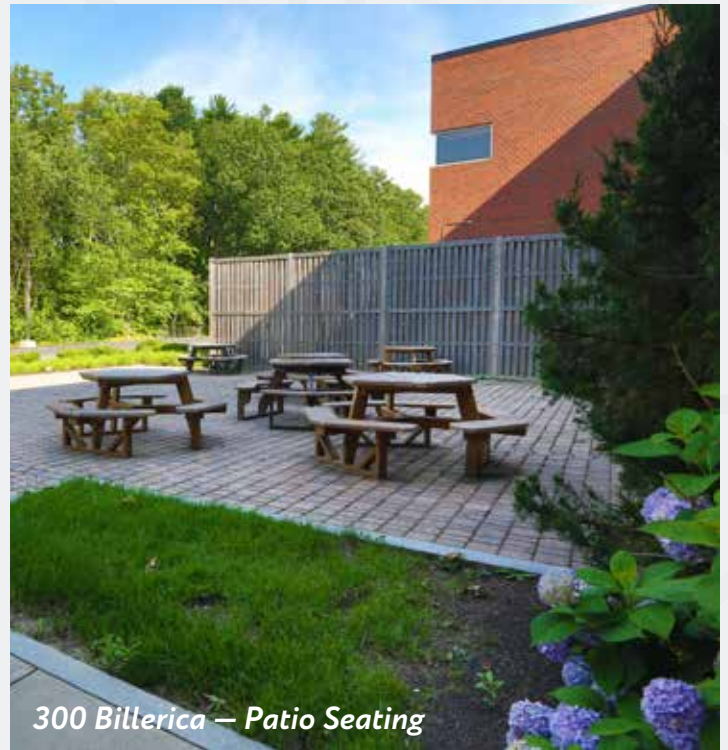
300 Billerica — Exterior Loading



300 Billerica — Entrance



330 Billerica



300 Billerica — Patio Seating



300 Billerica



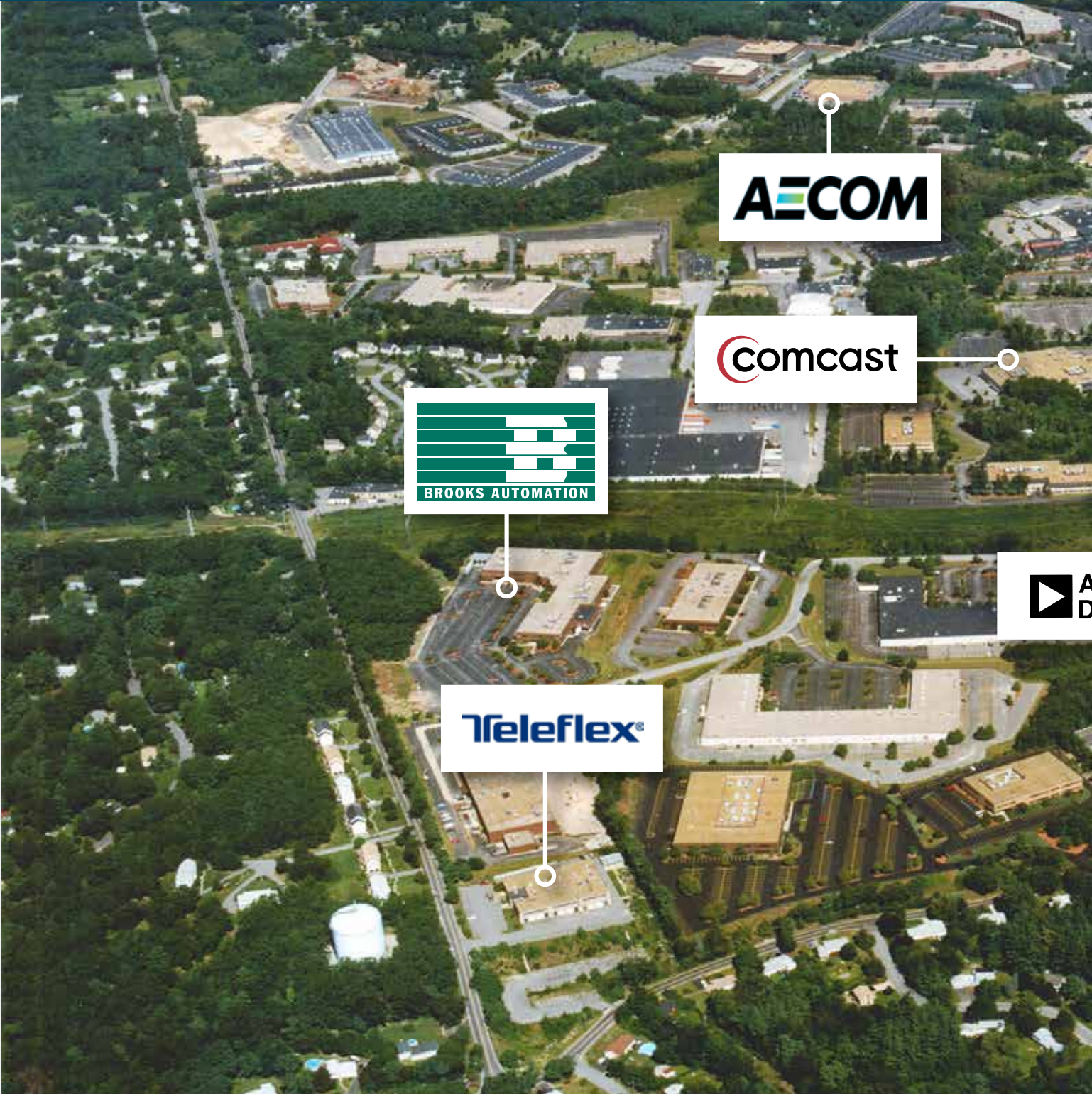
330 Billerica — High Bay



300 Billerica — Entrance

CONNECT TO ACCESS, AMENITIES AND TALENT

Conveniently located just minutes from Route 128 as well as interstates 95 and 495, **The Connect** is only a short distance from Lowell, Billerica, Burlington, Woburn and Lexington. The Route 3 corridor offers numerous amenities including restaurants, day care facilities, hotels, fitness centers and the Burlington Mall.





THE
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300 & 330 BILLERICA | CHELMSFORD, MA



ANALOG
DEVICES



EXIT 29 ↗

ZOLL





330 Billerica – Lobby

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THE
RMR
GROUP

CBRE