

300
APOLLO DRIVE

CHELMSFORD, MASSACHUSETTS



EXIT 35



EXIT 29



ALL OF THIS WITHIN
ONE MILE:

13 
RESTAURANTS

11 
COFFEE SHOPS

15 
BARS

7 
FITNESS CENTERS

3 
HOTELS

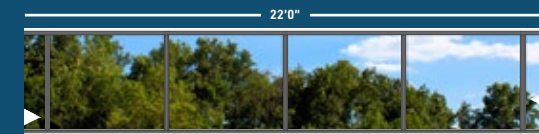
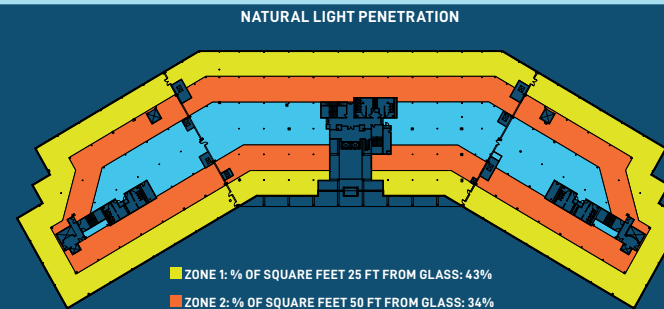


4.9 SPACES PER 1,000 SF

2-MINUTE WALK PARKING TO BUILDING

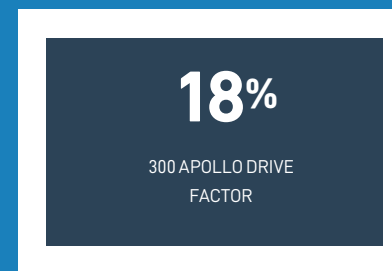
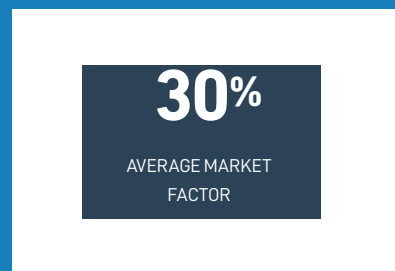


77% NATURAL LIGHT



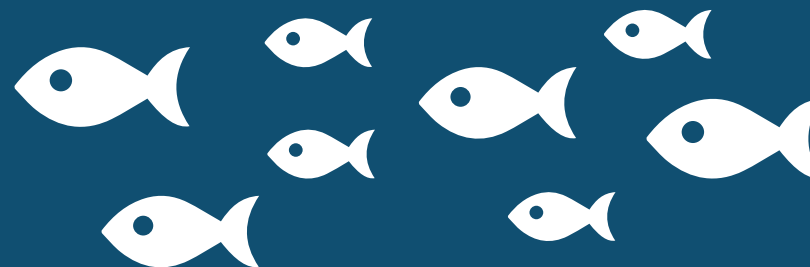
WINDOWS PER FLOOR: 301
SQUARE FEET 25 FT OF GLASS: 5,819
1 SF OF GLASS PER 18 SF OF SPACE

MORE USABLE SPACE



MORE EFFICIENT

SUPERB IDENTITY



BIG FISH LITTLE POND



BUILDING SYSTEMS

- Elevator(s):**
- Four Dover passenger elevators - 2,500 lbs. (two in the center lobby and one in both the east and west lobbies)
 - Two dover freight elevators - 4,000 lbs. (one in each side of the building)
- Energy Mgmt. System:** Johnson Controls Metasys
- Life Safety & Fire Alarm:** Full-building wet sprinkler system, addressable fire protection and signaling system
- Access Control:** Windsx card access, provides 24/7 access
- Back-up Life Safety:** Emergency generator systems for life safety loads and atrium exhaust systems
- HVAC:** Eight rooftop units providing a cooling capacity of 985 tons
- Electrical:** Electric power is provided by National Grid and Direct Energy. Three 3000 Amp, 480/277 Volt, 3-phase, 4-wire.

CONNECTIVITY

300 Apollo Drive has a Gold star rating from WiredScore and contains best-in-class levels of connectivity with four unique sources of fiber. Tenants have access to competitively priced high-speed, business-grade internet from Verizon Enterprise Solutions, Comcast Business, Lighttower and AT&T. There are two points of entry and three risers within the building giving tenants access to redundant primary and back-up internet circuits.



PROPERTY SPECIFICATIONS

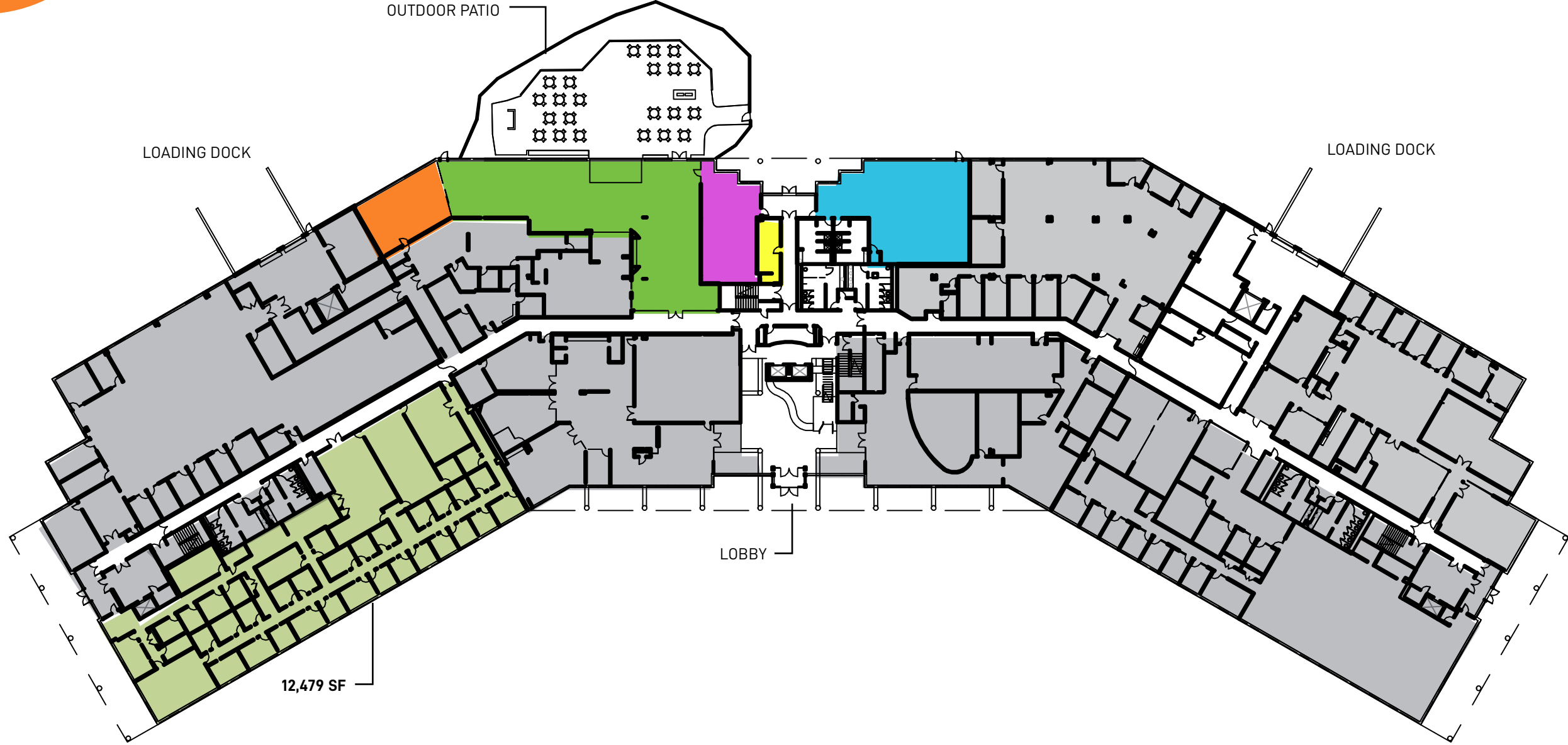
- Building Size:** 296,158 SF
- Levels:** Three floors
- Year Built/Renovated:** 1986/2006
- Parking:** 4.9 spaces per 1,000 SF
- LEED®:** Silver rating
- Architect:** CBT/Childs Bertman Tseckares and Cassandra Inc.
- Structure:** Steel frame, brick exterior with ribbon windows with window heights of 52"
- Roof:** Ballasted rubber membrane insulated roof, installed 2005
- Loading Dock:** Four docks with levelers



FIRST FLOOR

Available Leased

- Game Room
- Cafe 300
- Conference Center
- Fitness Center
- Management Office

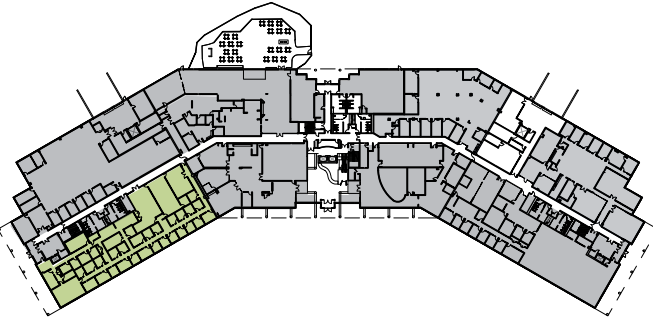
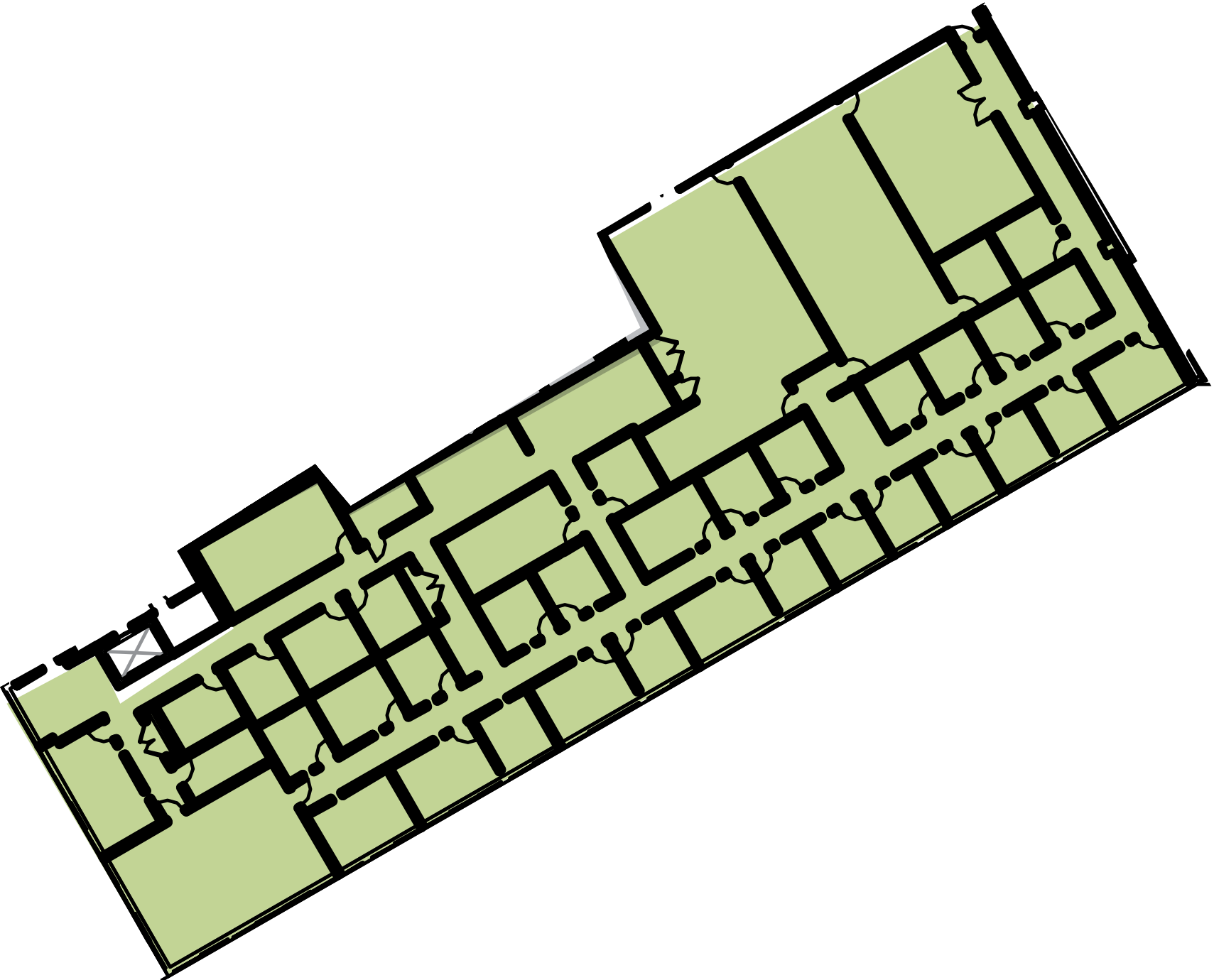


12,479 SF



FIRST FLOOR

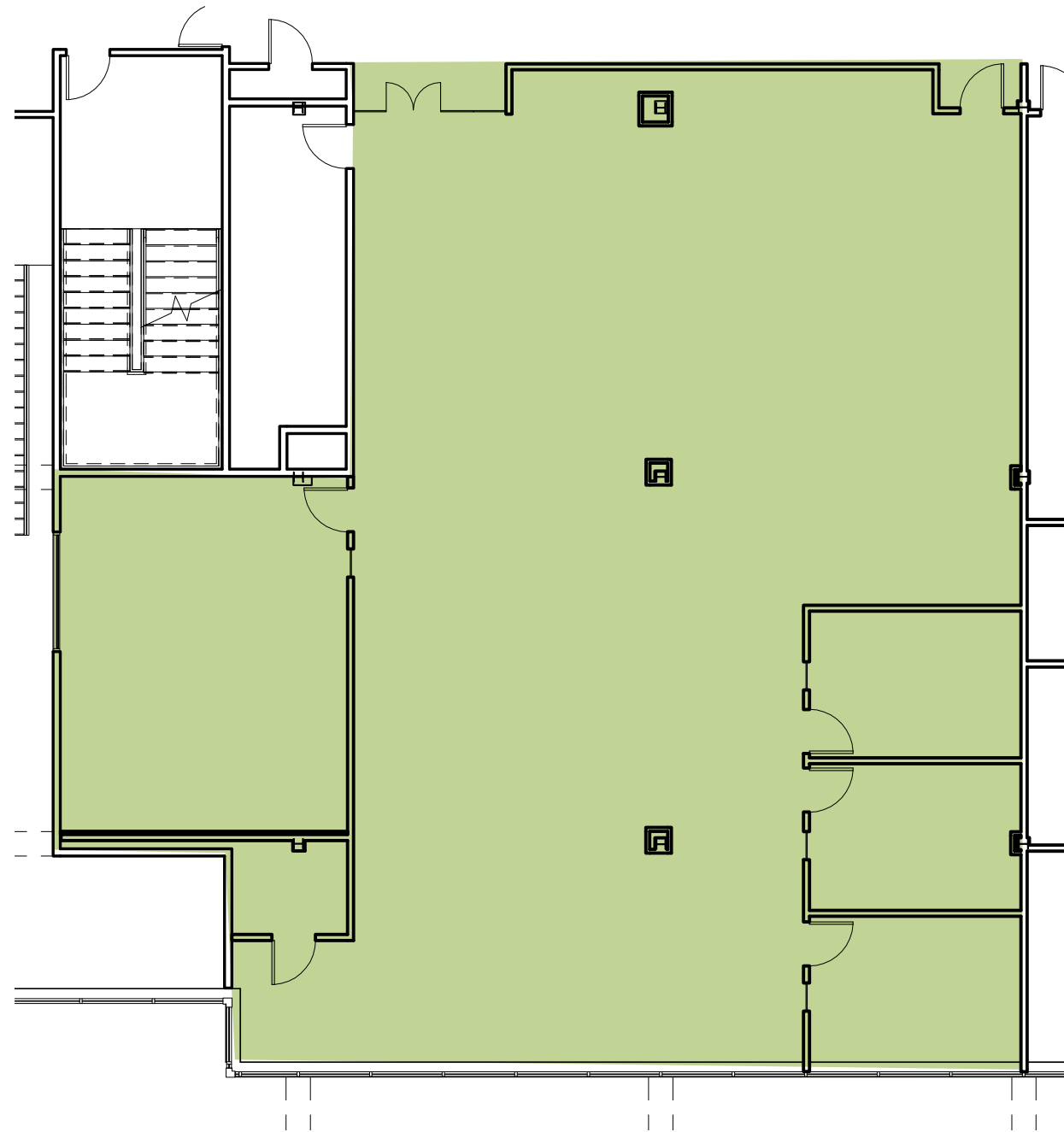
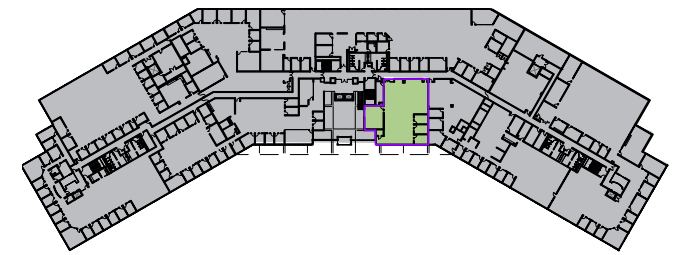
■ 12,479 SF ■ Leased





SECOND FLOOR

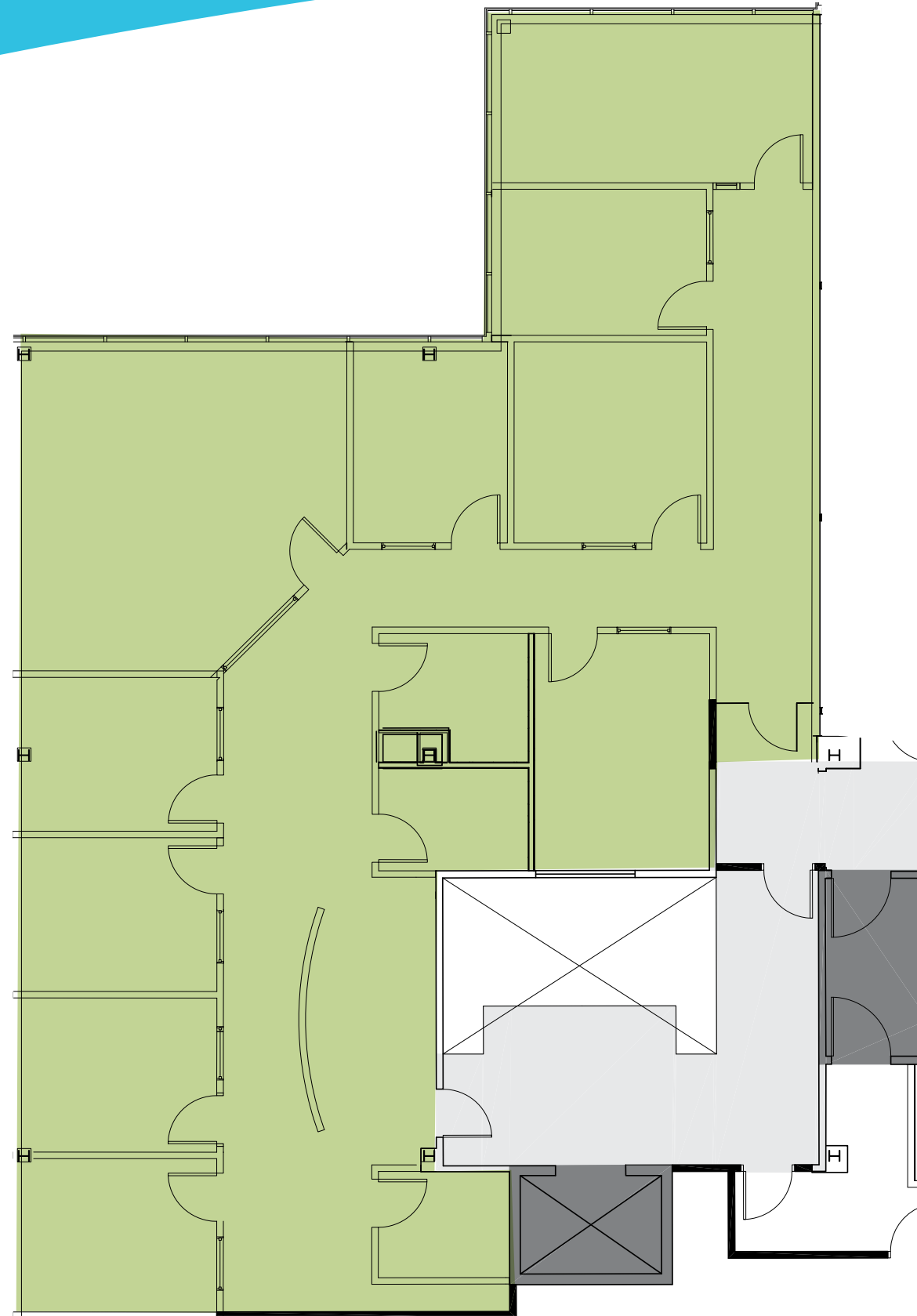
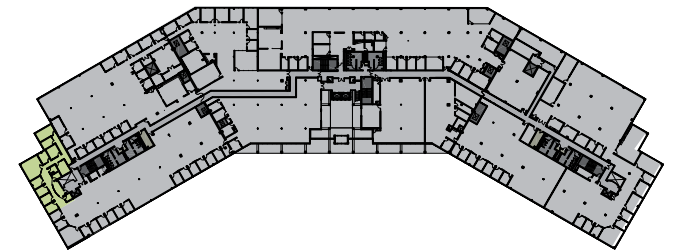
■ 4,899 SF ■ Leased





SECOND FLOOR

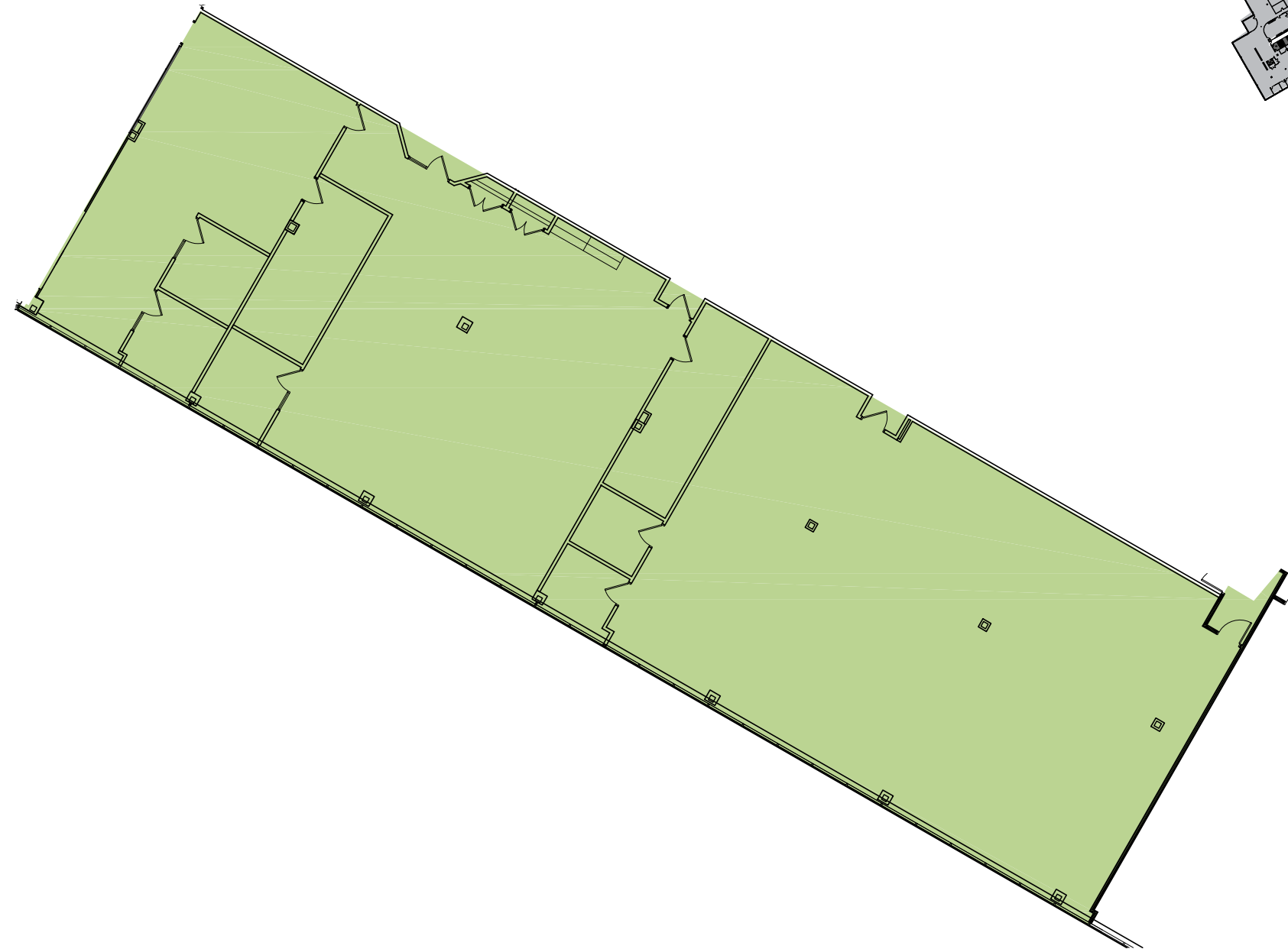
■ 3,640 SF ■ Leased





THIRD FLOOR

■ 8,578 SF ■ Leased





CHELMSFORD, MASSACHUSETTS

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