

FOR
LEASE

THE

CONNECT

330 BILLERICA | CHELMSFORD, MA

Introducing **330 Billerica**, a 100,262 SF office 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 building overlooks Route 3 and provides outstanding brand visibility to over 13,000 cars per day.



VIEW
WEBSITE

OFFICE/R+D CAMPUS | 44,611 SF

FIRST FLOOR

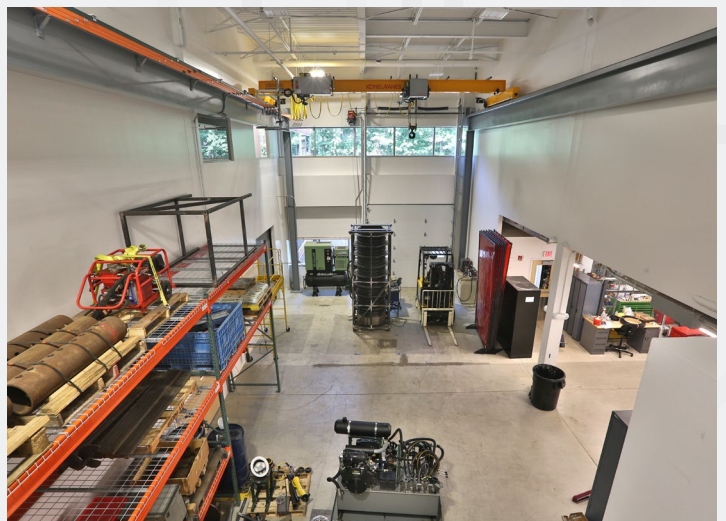


SECOND FLOOR



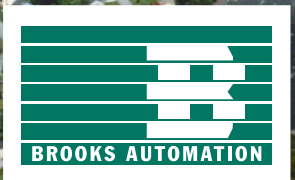
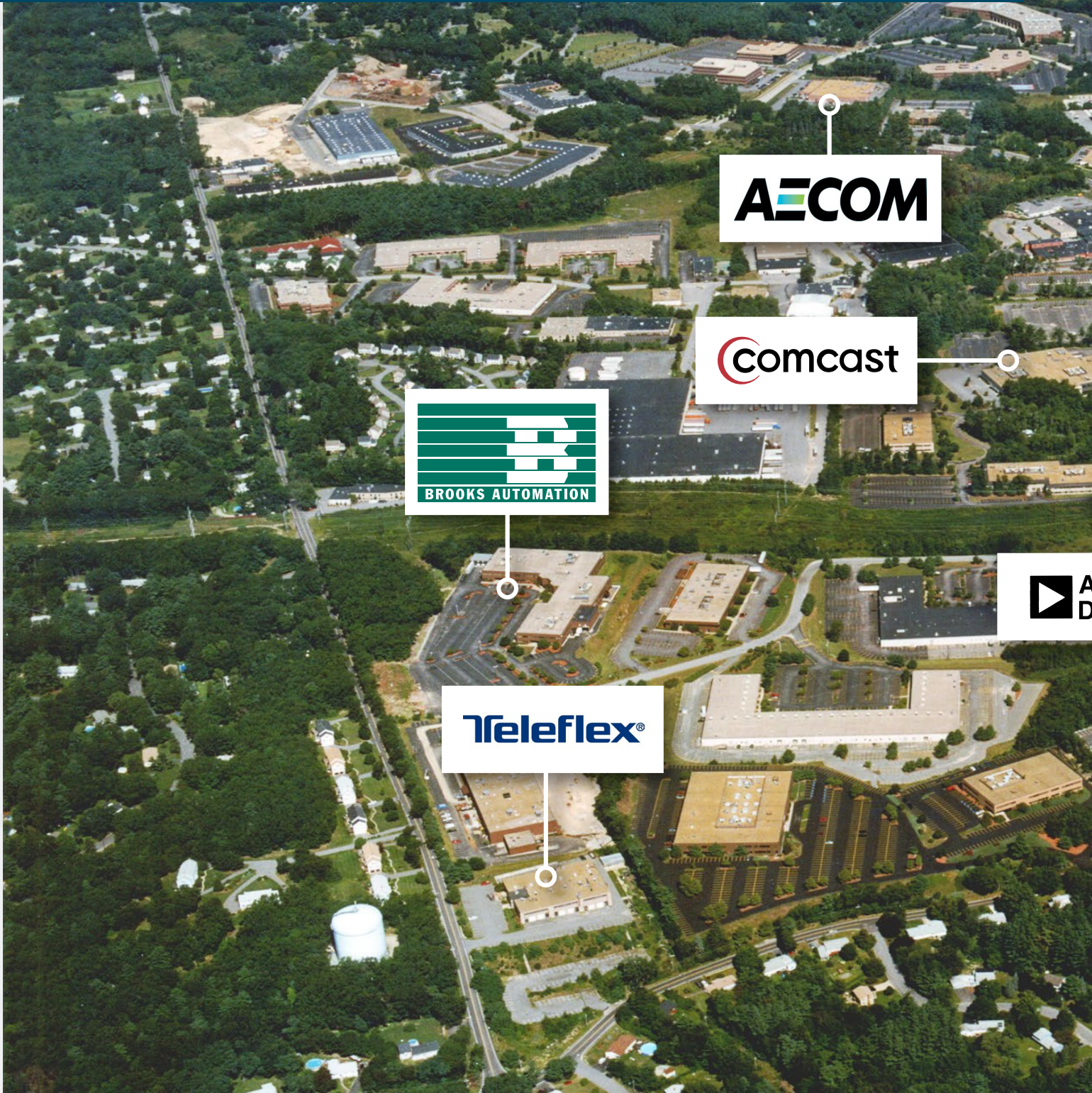
BUILDING SPECIFICATIONS

- + **Building Size:** 100,262 SF
- + **Available:** 44,611 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 1/2"
 - Second Floor: 9'-2"
- + **Floor to Lowest Structural Beam:**
 - First Floor: 11'-2 1/2"
 - Second Floor: 11'-7"
- + **Floor to Deck:**
 - First Floor: 13'-10"
 - Second Floor: 13'-9 1/2"



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.





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128

EXIT 29 ↗

ANALOG
DEVICES

ZOLL



FOR MORE INFORMATION PLEASE CONTACT

JOHN WILSON

Executive Vice President
+1 617 439 7811
john.wilson15@cbre.com

ALEX PLAISTED

Senior Vice President
+1 617 912 7057
alex.plaisted@cbre.com

CHRISTIAN VALLIS

Senior Associate
+1 978 223 8582
christian.vallis@cbre.com

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