

150

APOLLO DRIVE

CHELMSFORD, MASSACHUSETTS

PRIME OFFICE AND
R&D/LAB BUILDING

80,000 SF



150

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150 Apollo Drive is a three-story, 79,873-square foot, Class A office building in one of the finest neighborhoods in the I-495 corridor half an hour from Boston. This modern stand-alone first-class facility accommodates uses for today's evolving tech-based companies. With rapid access from I-495 and Route 3, ample surface parking, a three story atrium lobby, executive office and computer lab space, the building would make an ideal state-of-the-art corporate headquarters or a multi-tenant asset.

KEY FEATURES

SIZE 79,873 SF

FLOORS 3 Floors

AVAILABLE Now

AVERAGE FLOOR SIZE 26,624 RSF

ELECTRICAL

- Main Service 2500 Amps, 277/480 Volts
- 175 or 225 Amp 277/480 panels in each electric room (2 per floor)
- 125 KVA standby generator and 80 KVA UPS

HVAC

Base system is two McQuay air-cooled RTU's
250 tons total capacity (approximately 320 sf per ton)
Supplemental multi-stack chilled water system for lab areas - 80 tons capacity

PARKING 4.0 surfaces/1,000 sf





FITNESS
CENTER



BEST-IN-CLASS
LOBBY

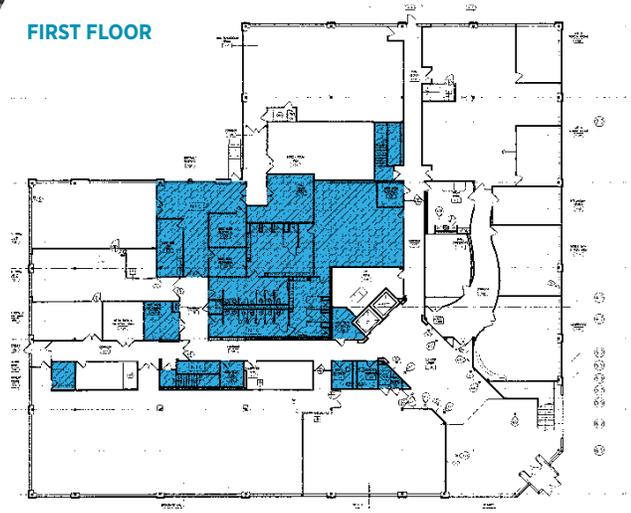


SIGNIFICANT GREEN
BUILDING ATTRIBUTES

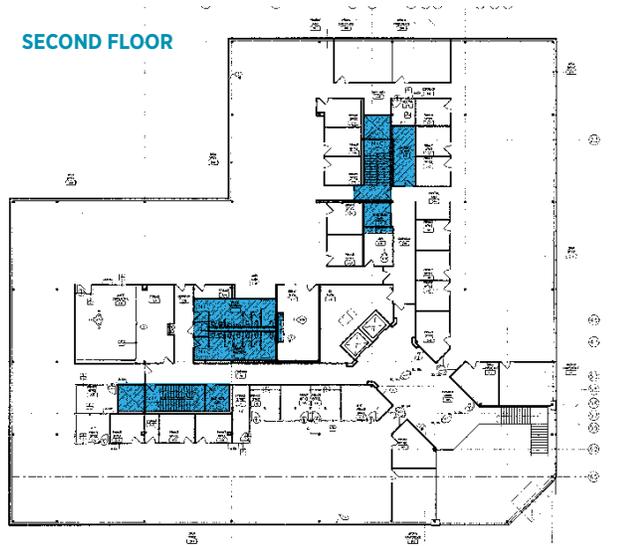


ELECTRONIC
LAB

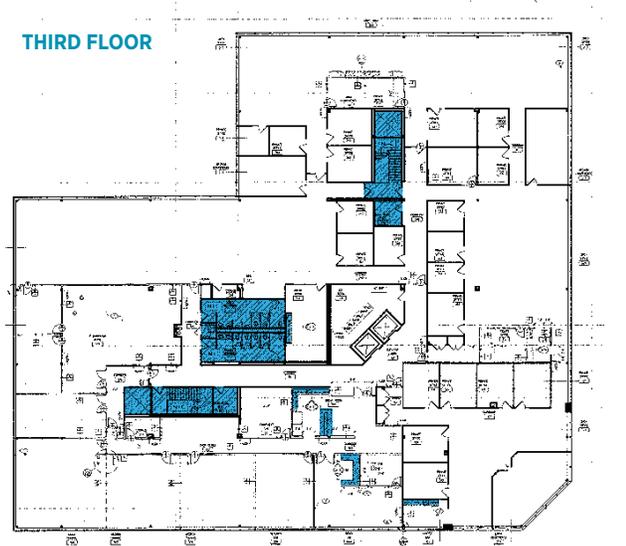
FIRST FLOOR



SECOND FLOOR



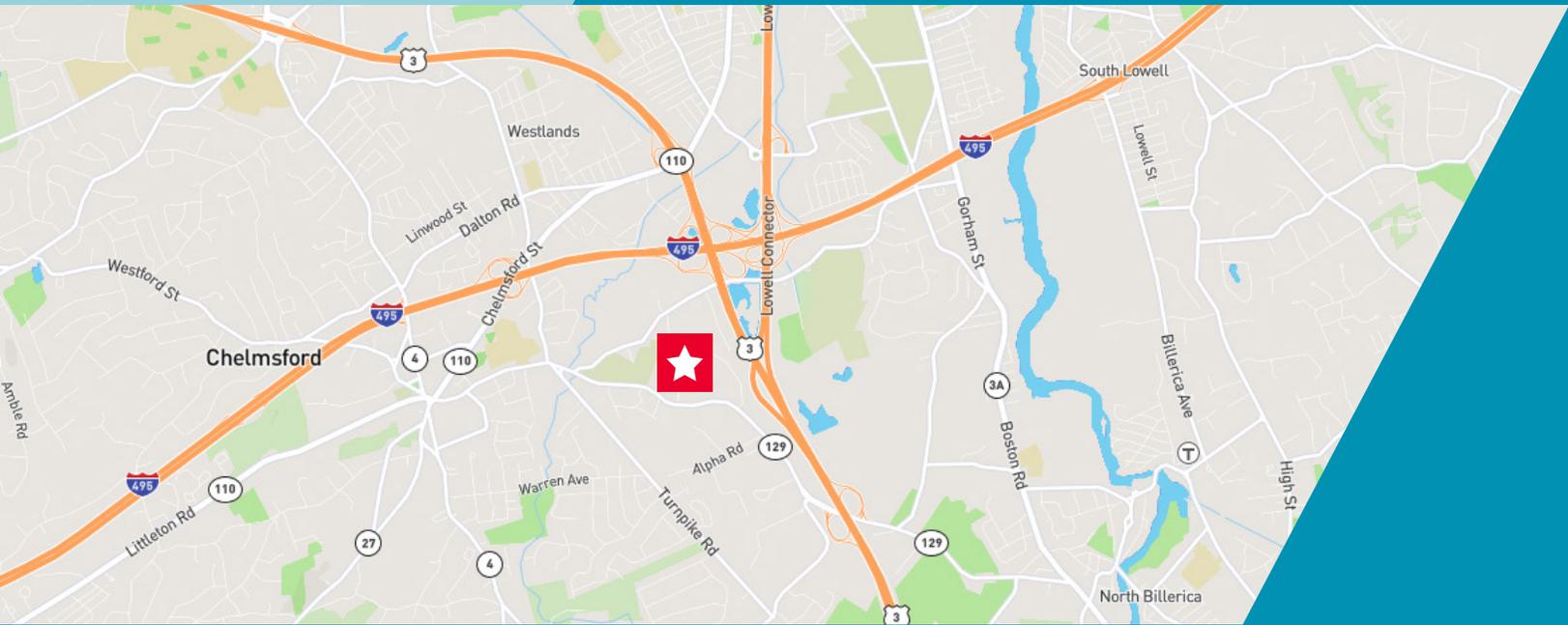
THIRD FLOOR



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