



150 APOLLO DRIVE

CHELMSFORD, MA

Prime Office and R&D/Lab Building

80,000 SF Sublease or Direct



150 APOLLO DRIVE

150 Apollo Drive is an exciting plug and play opportunity a half hour north of Boston in Chelmsford, Massachusetts.

Formerly used as executive offices and computer lab space by global communications firm Harris, this modern stand-alone first-class facility accommodates uses for today's evolving tech-based companies.

If you're looking for a state-of-the-art corporate headquarters or a multi-tenant asset convenient

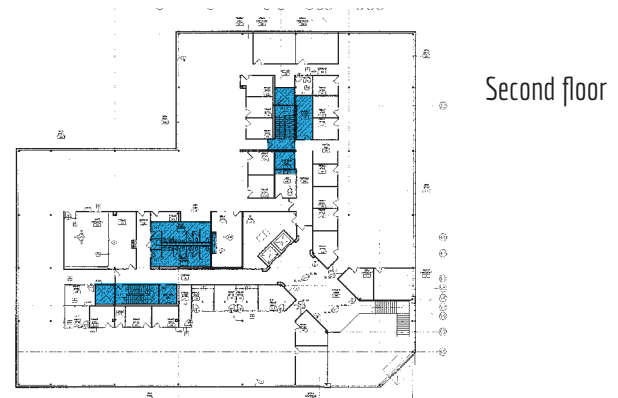
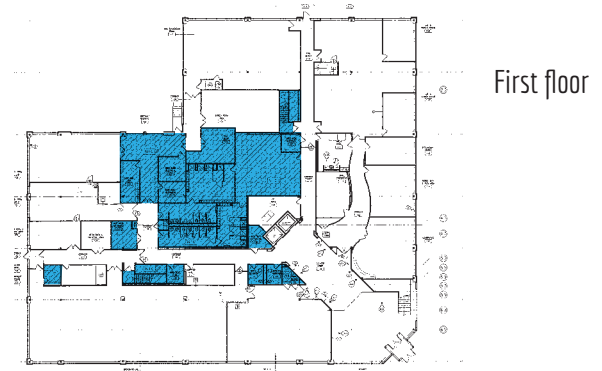
to Routes 3 and 495, 150 Apollo is the perfect business environment.

The property has recently undergone significant renovations including:

- New computer labs
- New training rooms
- Significant green building attributes
- Best in class lobby

FACTS

Size	79,873 SF
Floor	3 Floors
Available	June/July 2016
Term	Through 4/30/18, longer term available
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



For more information contact:

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