

4 OMNI WAY CHELMSFORD, MA



± 20,000 SF OFFICE SPACE FOR LEASE

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PROPERTY DESCRIPTION

Total Building: ± 81,760 SF

Total Available: ± 5,000 - 20,000 SF Office/R&D

Land Area: ± 7.83 Acres

Floors: Two

Parking: 211 Parking Spaces (4.1/1,000 SF)

Year Built: 1985, Renovated in 2004

CONSTRUCTION

Construction: Steel Framed/ Masonry Concrete

Roof: Rubber Membrane

Windows: Non-opening double paned windows

BUILDING FEATURES

Loading: Two Common Docks

Elevators: Two

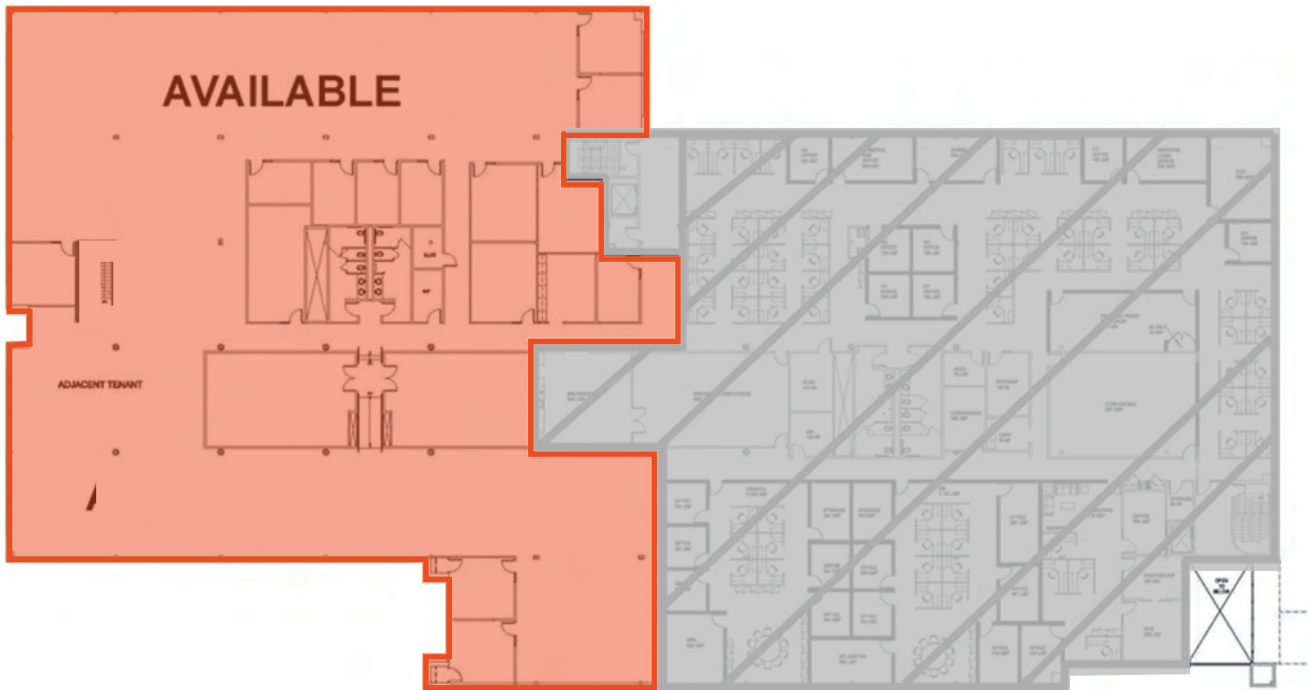
Utilities: Town Water/Sewer, Gas Heat, Electric

Power: 277/480 Volts, 1,200-3,000 Amps

* Building signage available

* Dedicated entrance & lot for 20,000 SF User

 20,000 SF OFFICE/R&D SPACE



OMNI WAY

CHELMSFORD, MA

Located in historic Chelmsford just 30 miles north of Boston, Omni Way offers over 200,000 SF of renovated office/R&D space between three buildings.

The location provides immediate access to Route 3 and close to Routes I-495 and I-95 and just a short distance from the innovation centers of Lowell, Burlington, Woburn, Lexington and Westford.



CENTRAL LOCATION

Strategically located with immediate access to Route 3, Interstate 95 and Route 495



CORPORATE NEIGHBORS

Corporate neighbors including Comcast and Analog Devices



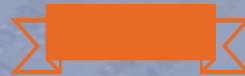
AMPLE PARKING

Office park setting with high parking ratios- dedicated parking lot for 20,000 SF user at 4 Omni Way



FLEXIBLE FLOOR PLANS

Flexible floor plans that provide for many different types of uses



SIGNAGE OPPORTUNITY

Building signage available in a high visibility location



OWNERSHIP

Proactive ownership & management



TRANSPORTATION & ACCESS

PUBLIC TRANSPORTATION		ROUTE	DISTANCE
NORTH BILLERICA COMMUTER RAIL (LOWELL LINE)	2.6 MILES	ROUTE 3	.6 MILES
LOWELL COMMUTER RAIL (LOWELL LINE)	4.4 MILES	ROUTE 495	3 MILES
		ROUTE 128	9.6 MILES

AREA AMENITIES



HOTELS

- Courtyard Boston 5 Minutes
- Best western Plus 5 Minutes
- Raddison Hotel & Suites 7 Minutes
- Hawthorn Suites 9 Minutes
- Hampton Inn & Suites 12 Minutes



SHOPPING & RETAIL



- Chelmsford Mall 5 Minutes
- Market Basket 6 Minutes
- TJ Maxx 6 Minutes
- Wegmans 14 Minutes
- Burlington Mall 14 Minutes



RESTAURANTS

- Outback Steakhouse 5 Minutes
- Chili's 5 Minutes
- The 99 Restaurant 6 Minutes
- Bertuccis Restaurant 6 Minutes
- 110 Grill 6 Minutes
- Papa Ginos 6 Minutes
- Center Brickhouse Pizza 6 Minutes
- Dunkin Donuts 7 Minutes
- Sal's Pizza 6 Minutes
- Tavern in the Square 6 Minutes



CONTACT INFORMATION

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