



FOR LEASE | OFFICE

4 OMNI WAY

4 Omni Way, Chelmsford, MA 01824



LEASE OVERVIEW

AVAILABLE SF: 5,000 - 20,000 SF

LEASE RATE: Withheld

LOT SIZE: 7.83 Acres

BUILDING SIZE: 81,760 SF

BUILDING CLASS: B

YEAR BUILT: 1985

RENOVATED: 2004

PROPERTY DESCRIPTION

SVN | Parsons Commercial Group | Boston is pleased to present an exciting opportunity to lease up to 20,000 SF at 4 Omni Way in Chelmsford, MA. This flexible office/R&D space can accommodate tenants from 5,000 SF up to 20,000 SF.

The building is located within Omni Way, an established office park with corporate neighbors including Comcast and WNA. The building is highly accessible from Route 129 and provides immediate access to Route 3 via exit 29, just one exit south of Route 495.

PROPERTY HIGHLIGHTS

- New and proactive ownership group
- Flexible floor plate able to accommodate a variety of uses
- Dedicated entrance and parking lot for 20,000 SF user
- Join corporate Neighbors including Comcast, WNA, Zoll Medical, Brooks Automation and Analog Devices



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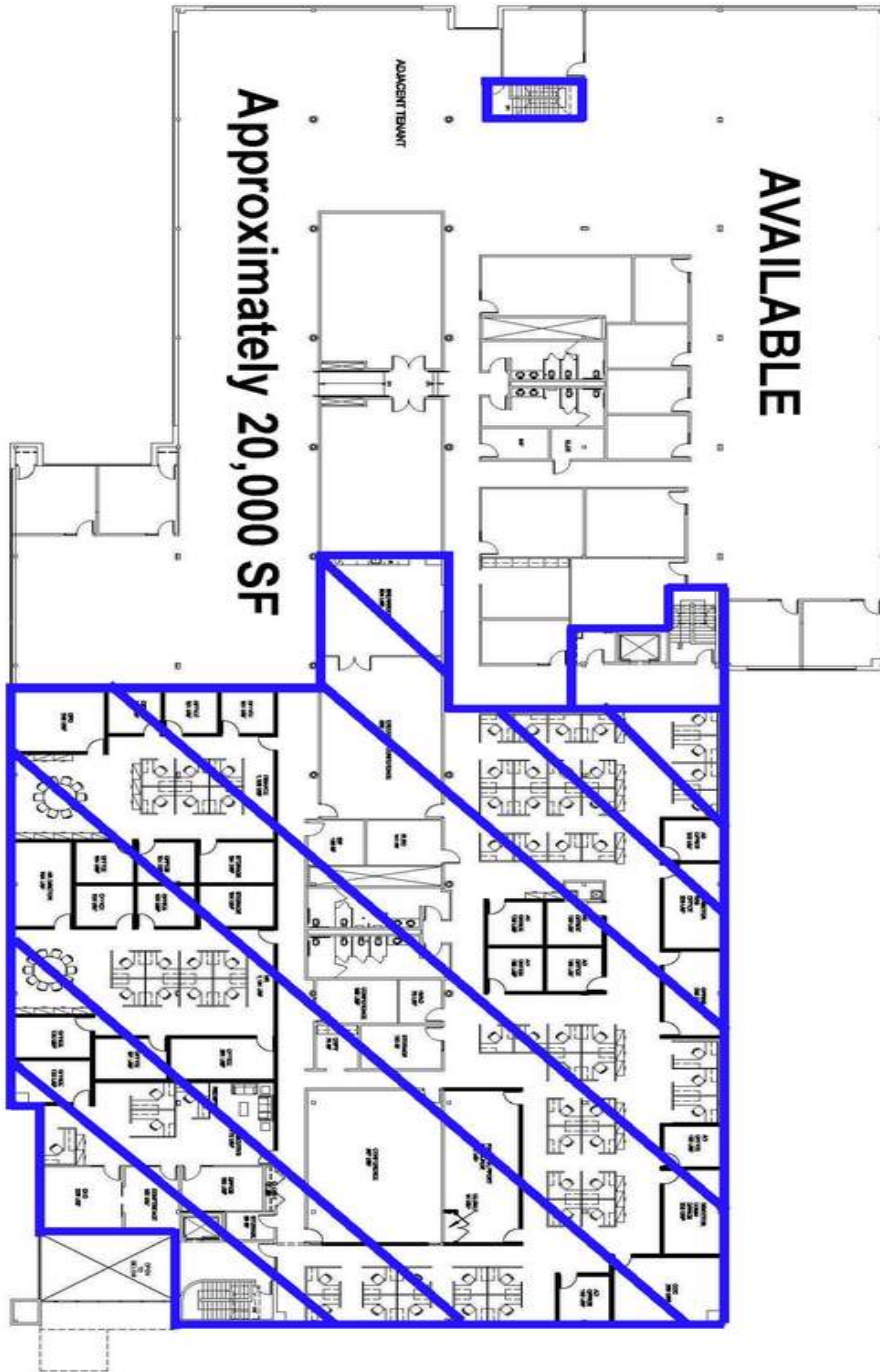
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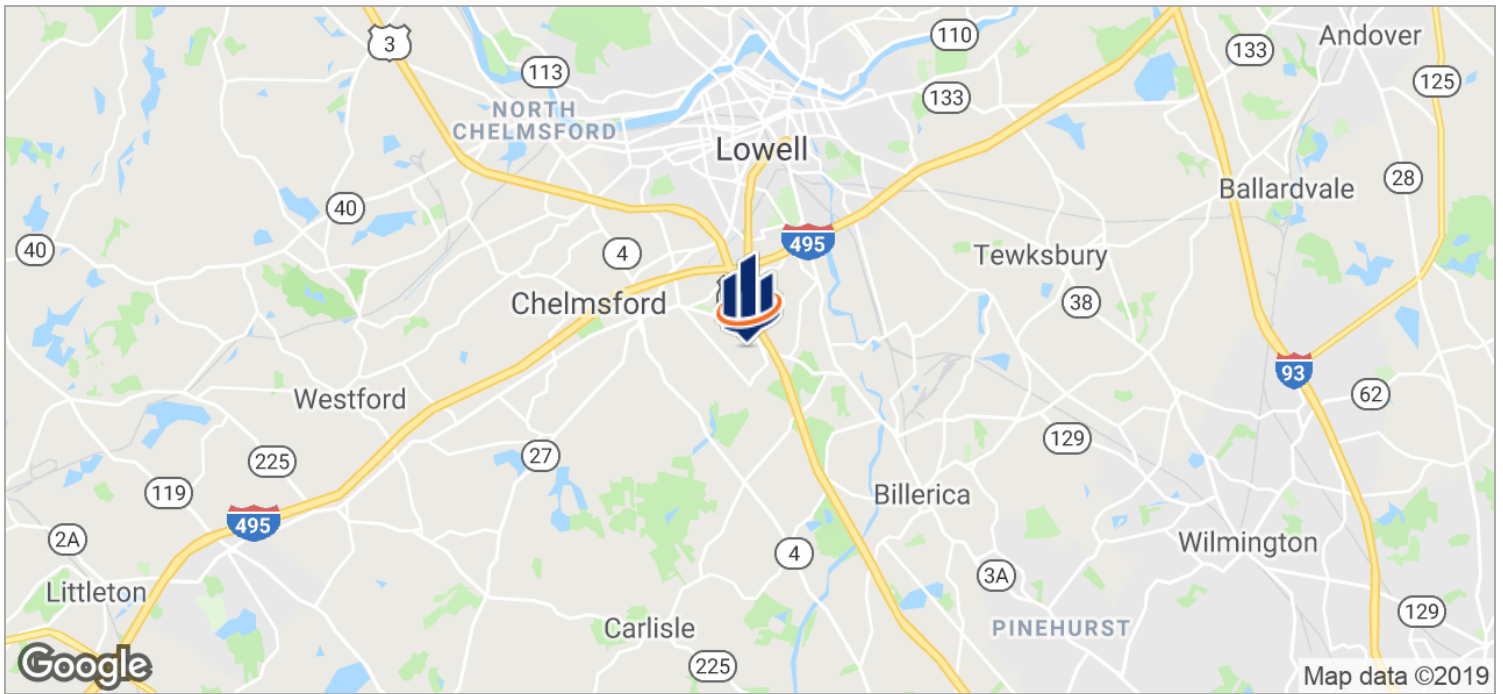
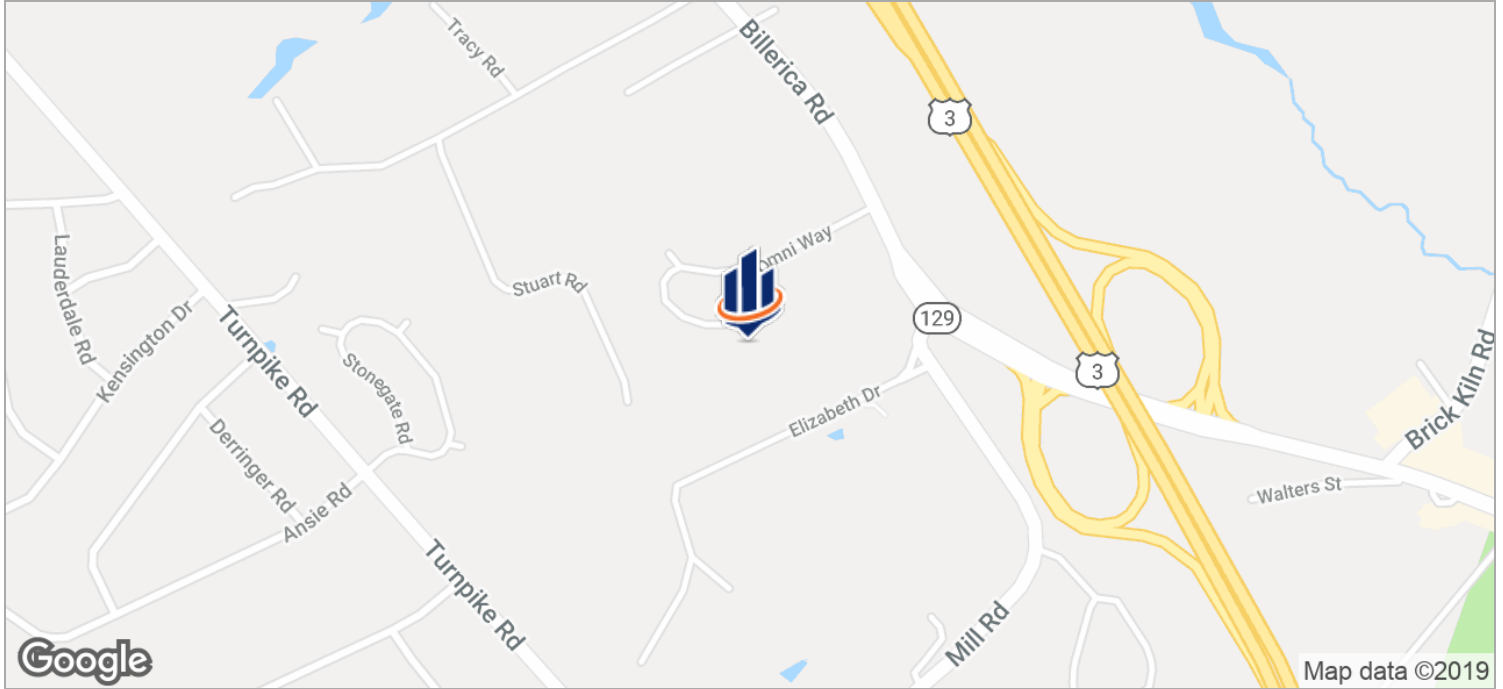
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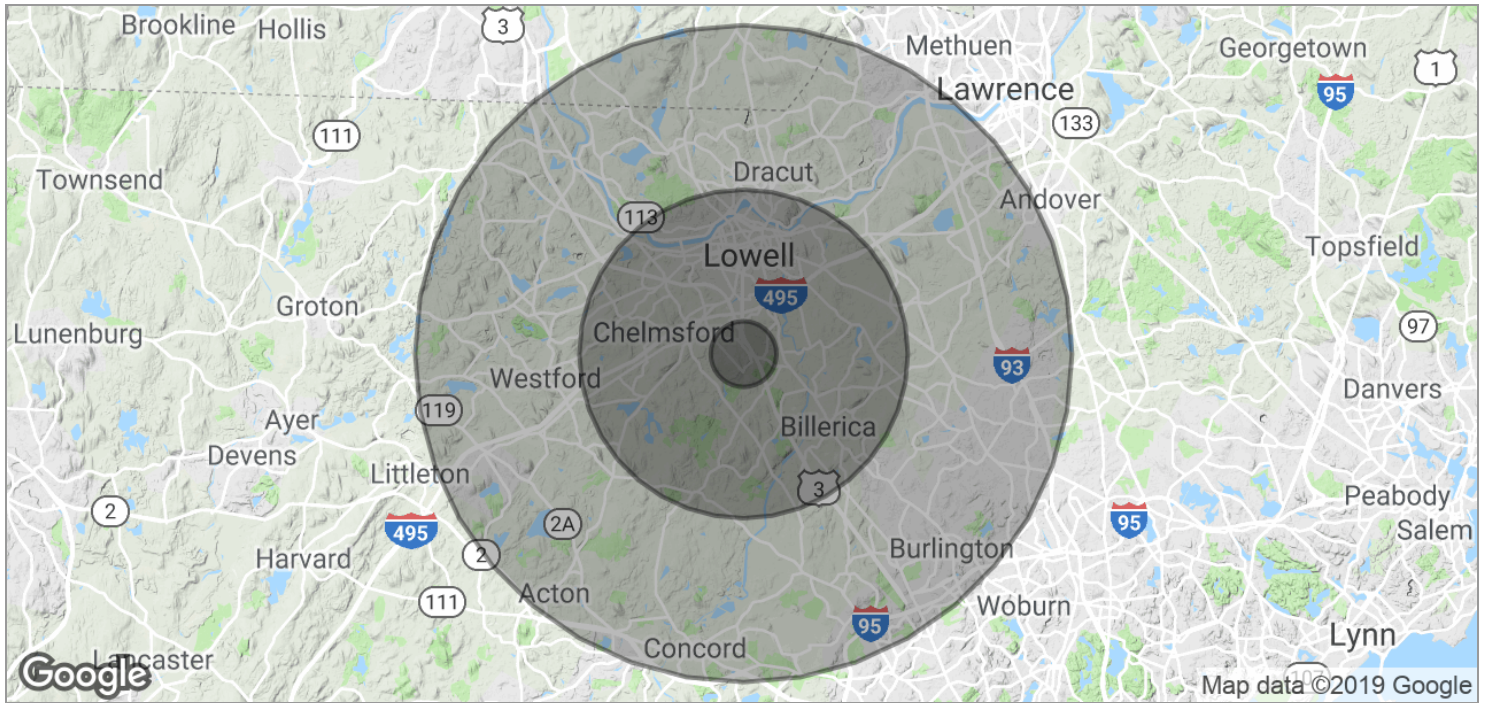
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,202	202,100	452,892
MEDIAN AGE	41.0	35.6	38.3
MEDIAN AGE (MALE)	40.1	35.1	37.7
MEDIAN AGE (FEMALE)	42.2	36.4	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,214	74,801	165,085
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$93,046	\$75,086	\$93,778
AVERAGE HOUSE VALUE	\$365,218	\$329,387	\$369,245



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