

OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY
72,050 SF . 90% OCCUPANCY

321 BILLERICA ROAD
CHELMSFORD, MA . 01824

 Chelmsford Medical & Surgical Center



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Executive Summary

Chelmsford Medical & Surgical Center

O'Brien Commercial Properties is pleased to present the opportunity to purchase the Chelmsford Medical & Surgical Center, located at 321 Billerica Road in Chelmsford, MA. Strategically positioned just off Route 3 and I-129, this property offers unparalleled accessibility to major transportation routes, enhancing its appeal for a range of commercial uses, particularly in the medical and healthcare sectors.

The Chelmsford Medical & Surgical Center is a well-established, 90% occupied medical building, providing a stable income stream with a strong tenant base. The property's high occupancy rate reflects its status as a sought-after location for medical professionals and healthcare providers. The center's prime location offers excellent visibility and proximity to other medical offices, retail amenities, and residential communities, making it a highly attractive destination for both patients and tenants.

Chelmsford's thriving economy, a highly educated workforce, and top-tier school systems further increase the property's appeal. Its strategic position between the Boston metro area and the surrounding suburban markets provides businesses with access to a skilled labor pool and a high quality of life. The town's strong local economy, coupled with its growing commercial and residential sectors, makes 321 Billerica Road a promising investment opportunity with significant potential for long-term appreciation.

This offering represents an exceptional opportunity for investors to acquire a prime, income-generating property with a solid tenant roster in a rapidly growing market. With a combination of location, stability, and future growth potential, the Chelmsford Medical & Surgical Center is an ideal investment for those looking to capitalize on Chelmsford's dynamic economic landscape.

Investment Highlights

Chelmsford Medical & Surgical Center

SPECIFICATIONS

BUILDING SIZE	72,050 SF
LOT SIZE	5 Acres
YEAR BUILT	1984
ZONING TYPE	Light Industrial (IA)
USE	Medical Office
NUMBER OF STORIES	Two (2)
TYPICAL FLOOR	36,025
PARKING RATIO	3.58/1,000 SF
ELEVATOR	Freight, Passenger
LOADING	Two (2) dock height
CEILING HEIGHT	12' to deck
SPRINKLER	Wet System
WATER/SEWER	Town of Chelmsford
HVAC	Full heat/ AC

Investment Highlights

OCCUPANCY	90%
NET OPERATING INCOME	\$766,640
PRICING GUIDANCE	Market



Location & Demographics

Chelmsford Medical & Surgical Center

ABOUT CHELMSFORD

Chelmsford is a thriving town located in Middlesex County, Massachusetts, known for its strategic location, strong economic growth, and excellent quality of life. Situated about 24 miles north of downtown Boston, Chelmsford offers convenient access to major highways such as I-495, Route 3, and I-93, making it an attractive destination for businesses seeking proximity to the Boston metro area while enjoying a suburban setting. The town's well-developed infrastructure, combined with its skilled workforce, creates an ideal environment for both commercial and residential development.

Chelmsford has a diversified economy with key sectors including technology, healthcare, retail, and professional services. The town is home to several major corporations and business parks, particularly in the technology and industrial sectors. Additionally, the town benefits from a strong local workforce with a highly educated population, contributing to its business-friendly atmosphere.

With a range of amenities including parks, excellent schools, and recreational facilities, Chelmsford appeals to both businesses and residents. The town's mix of suburban charm and access to metropolitan opportunities makes it an ideal location for both corporate tenants and employees. Chelmsford's housing market is robust, offering a variety of housing options that further enhance the area's attractiveness.



Demographics

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	18,976	195,397	452,188
TOTAL HOUSEHOLDS	7,125	71,421	164,369
AVERAGE HH INCOME	\$135k	\$113k	\$138k
MEDIAN HOME VALUE	\$479k	\$444k	\$559k
DAYTIME EMPLOYEES	21,081	84,531	269,586
TOTAL CONSUMER SPENDING	\$283 M	\$2.49 B	\$6.58 B

Map

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Chelmsford Medical & Surgical Center



321 BILLERICA ROAD
CHELMSFORD, MA . 01824



Map | 321 Billerica Rd

3

321 BILLERICA ROAD · CHELMSFORD, MA 01824

The Property

Chelmsford Medical & Surgical Center

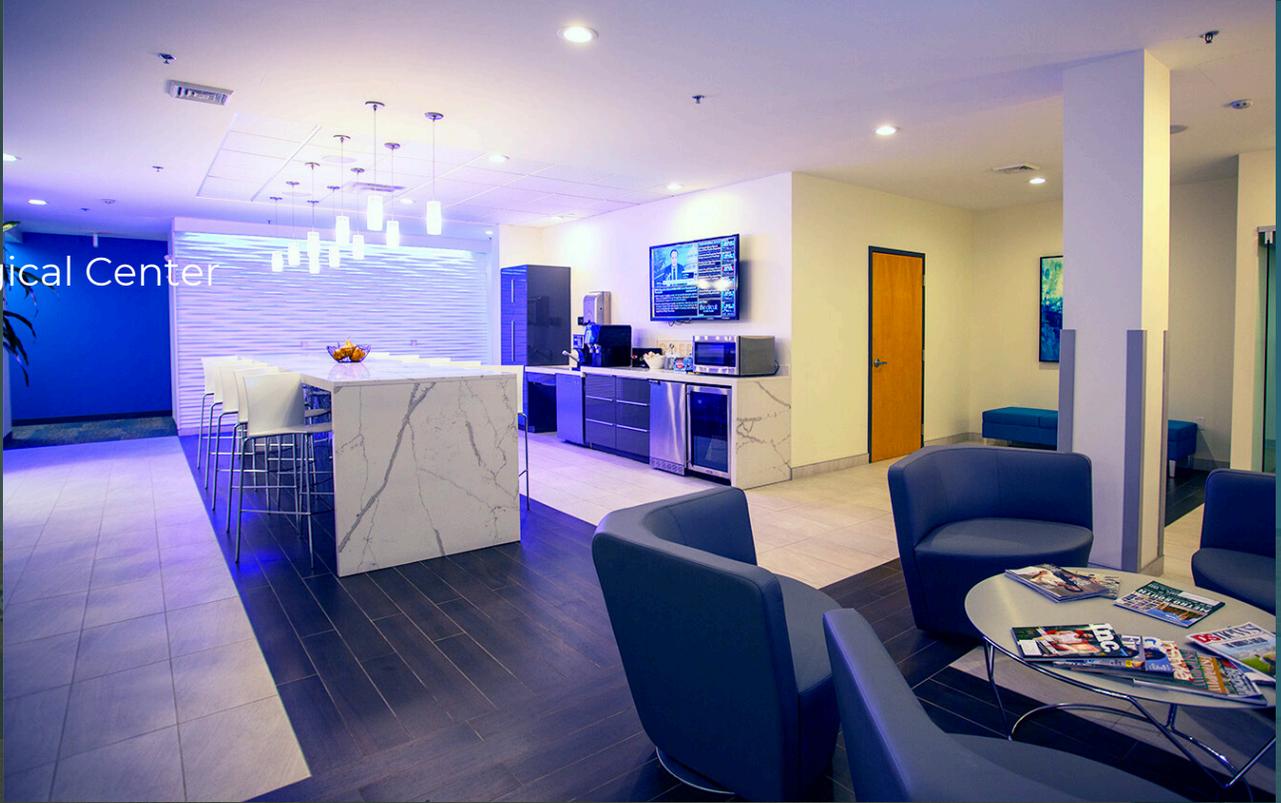


The Property | 321 Billerica Rd



Gallery

Chelmsford Medical & Surgical Center



Gallery | 321 Billerica Rd



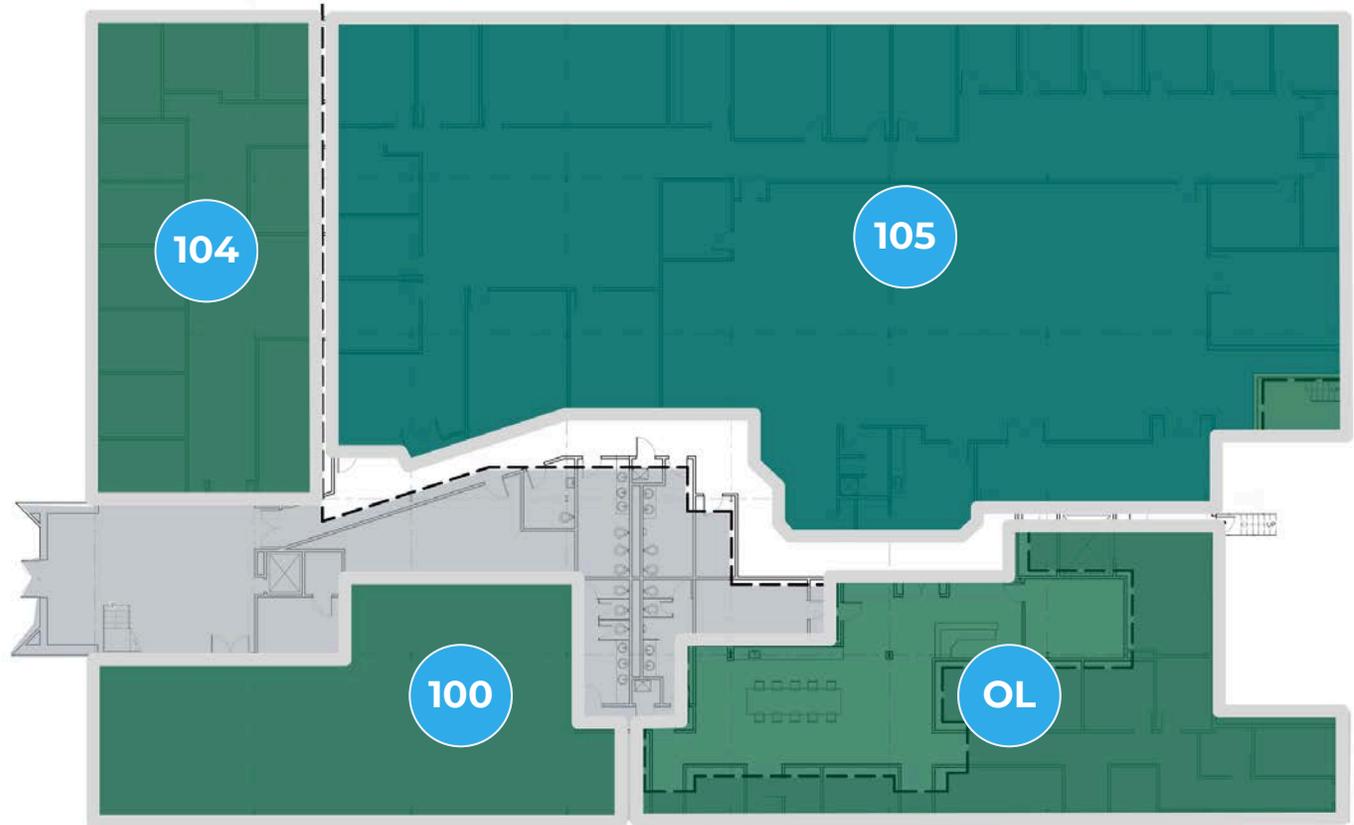
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Floor Plans

Chelmsford Medical & Surgical Center

1ST

- 100** West Suburban Eye Surgery Center
- 104** Psychological Care
- 105** SRS Medical
- OL** Office Link

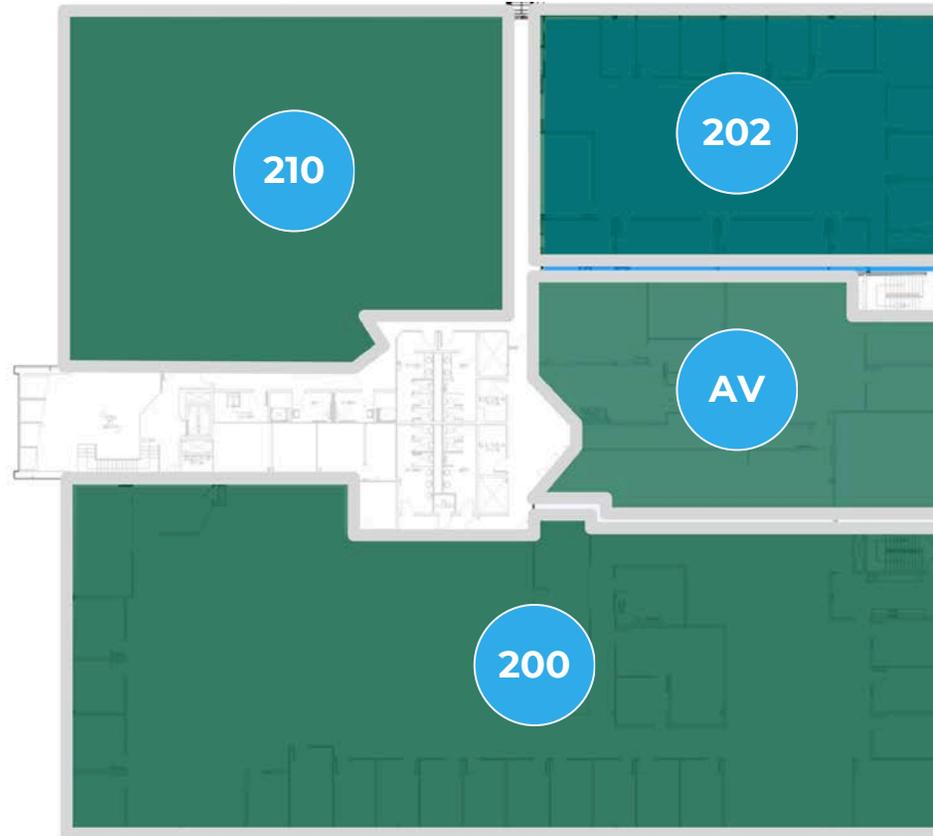


Floor Plans

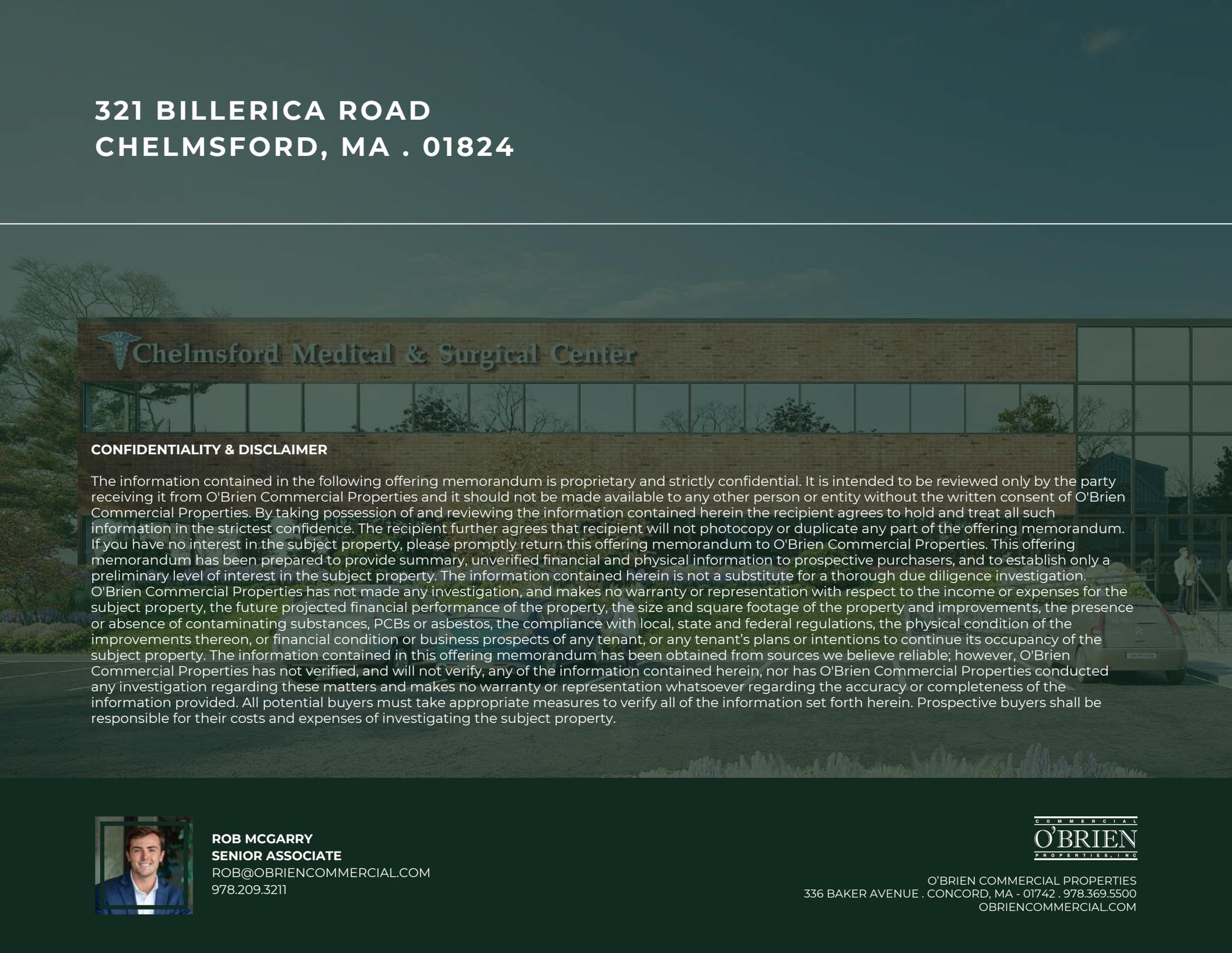
Chelmsford Medical & Surgical Center

2ND

- 200** Columbia Care, LLC
- 202** Clover Behavioral
- 210** MA ENT
- AV** Available



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A photograph of the Chelmsford Medical & Surgical Center building, featuring a brick facade and large glass windows. The building's name is visible on the brickwork.

Chelmsford Medical & Surgical Center

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