



300 330

THE
RMR
GROUP







300 330

BILLERICA ROAD • CHELMSFORD, MA

300 and 330 Billerica Road is a two building campus overlooking Route 3 in the heart of Chelmsford, Massachusetts. Both buildings offer tenants prominent lobby presence, extensive window lines and modern high ceilings. The campus is highly visible from Route 3 with an excellent branding and signage opportunity.

The property is conveniently located just minutes from I-95 and I-495, only a short distance from Lowell, Billerica, Burlington, Woburn and Lexington. The Route 3 corridor offers numerous amenities including restaurants, day care facilities, hotels, fitness centers and the Burlington Mall.

300 Billerica

BUILDING SIZE:	± 110,336 GSF
FLOORS:	First Floor ± 55,447 GSF Second Floor ± 54,889 GSF
YEAR BUILT:	1984 (renovated in 2005)
PARKING:	457 Spaces (4.14 spaces per 1,000 SF)
USE:	Office
TELECOM:	Comcast High Speed Fiber, full redundancy
ELEVATOR:	1 passenger, 1 freight
HVAC:	(75) 5-ton single zone package units on the roof
POWER:	3,000 amp service – 13 watts/SF
GENERATOR:	300 Gallon Diesel Generator – supports lighting and fire life safety systems
ROOF:	2005 Firestone singly ply .60mil EPDM

Approximate Gross Square Footage. Calculation and parking space distribution References: 09 June 2016 VHB ALTA Survey

330 Billerica

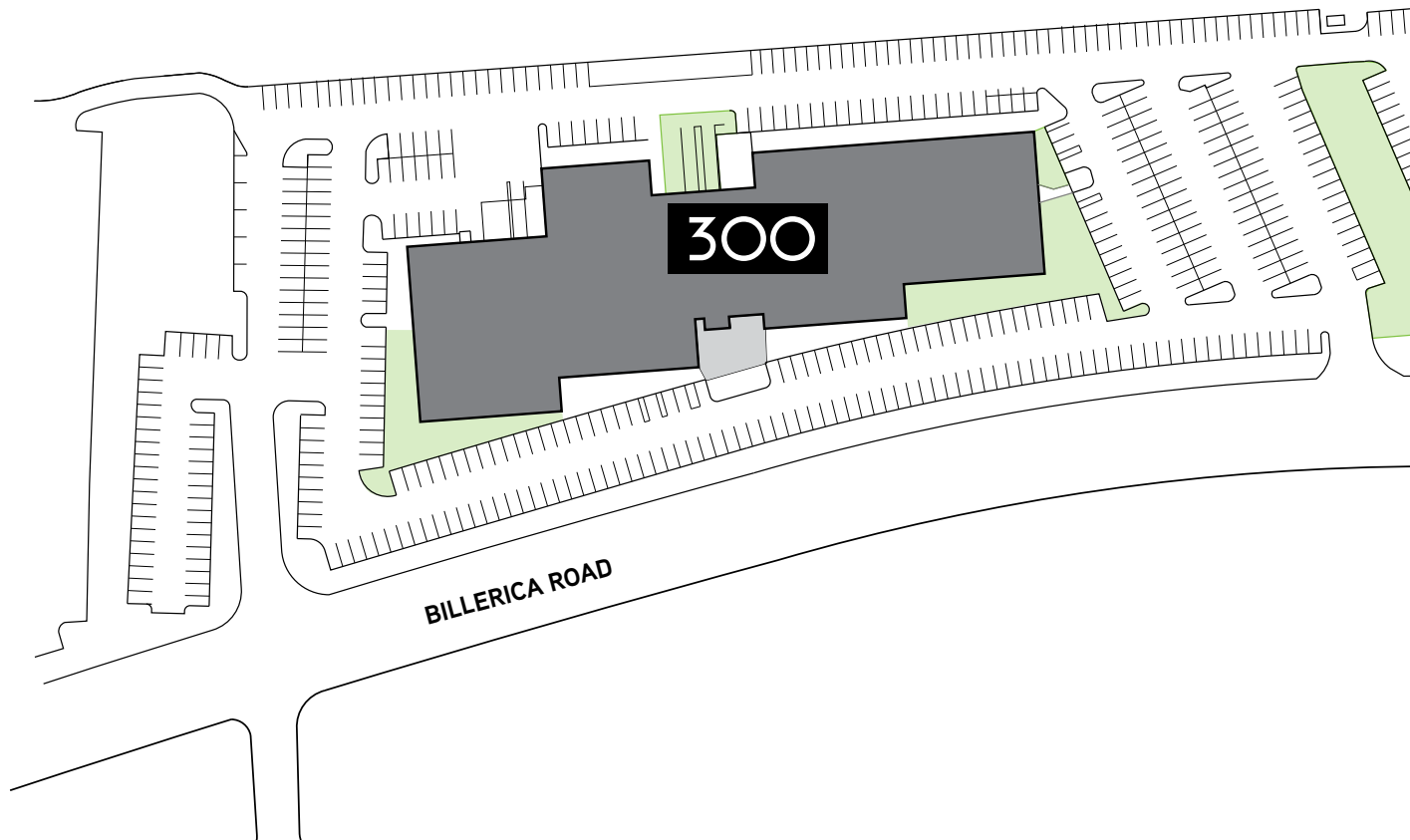
BUILDING SIZE:	± 100,818 GSF
FLOORS:	First Floor ± 50,527 GSF Second Floor ± 50,291 GSF
YEAR BUILT:	1984
PARKING:	407 spaces (4.04 spaces per 1,000 SF)
USE:	Office
TELECOM:	Comcast High Speed Fiber, full redundancy
ELEVATOR:	1 passenger, 1 freight
HVAC:	(75) 5-ton single zone package units on the roof
POWER:	4,000 amp service - 14 watts/SF
GENERATOR:	800kw Diesel Generator with 1,000-gallon tank
ROOF:	2015 - Rinobond TPO roof



BUILDING SITE PLAN

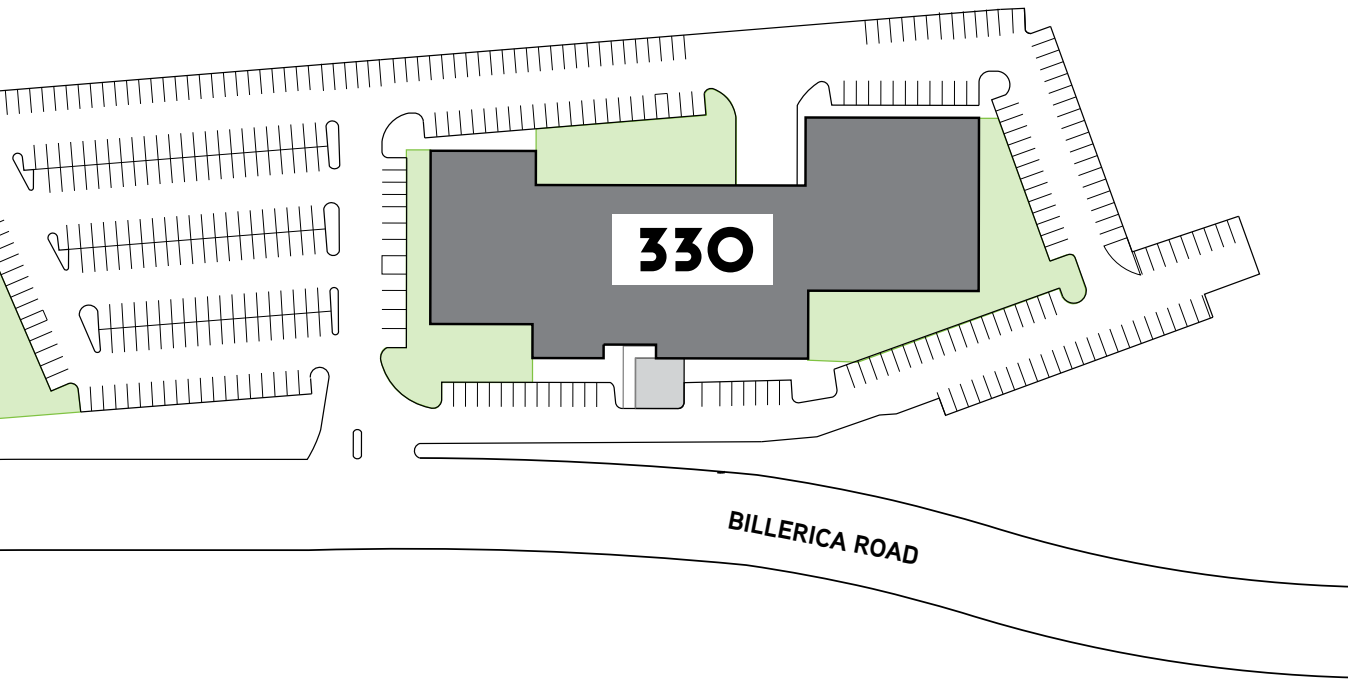
300

110,336 SF



330

100,818 SF





Bruce Freeman Rail Trail

CHELMSFORD, MA

Chelmsford is a scenic community strategically located at the intersection of Route 495 and Route 3. The Town of Chelmsford provides exceptional proximity to Greater Boston and southern New Hampshire offering businesses in the region the advantage of being close to extensive markets, suppliers, and research facilities.

As a regional employment center, Chelmsford is home to firms that are industry leaders in key economic sectors, and as such, Chelmsford continues to encourage both development of new business and relocation of business to take advantage of this critical mass. Key industry clusters include analytical instruments, communications & software, defense and homeland security, green technology & clean energy, as well as life sciences. The town has also received a Green Community designation from the State of Massachusetts, and was ranked 19 out of 351 cities for being "High Tech Friendly" by the Massachusetts High Tech Council.



Population:

34,495

per 2010 census data



Median Age:

39.2

per 2010 census data



Median Home Value:

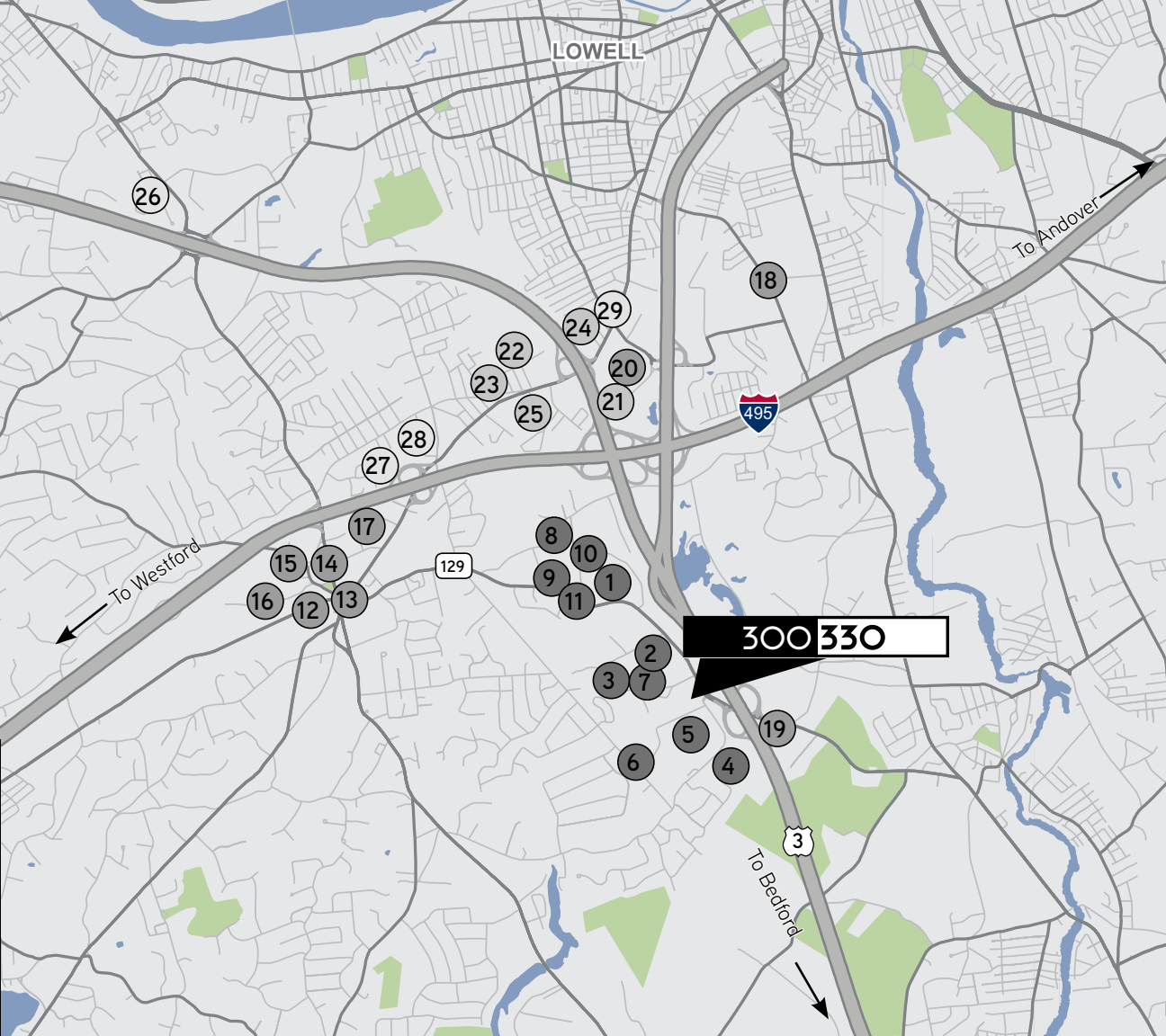
\$383,400

(including condos)



Median Household Income:

\$107,493



COMPANIES

1. Airvana
2. 3M
3. WNA
4. Zoll
5. Analog Devices
6. Brooks Automation
7. Comcast
8. HNTB
9. Harris
10. AECOM
11. CINTAS



RESTAURANTS

12. Bertucci's
13. John Ryan's Pub
14. Center Brickhouse Pizza
15. Fishbones
16. Dunkin Donuts
17. 110 Grill
18. Good Thymes
19. Casa Blanca
20. Mangia Mangia



RETAIL

21. Showcase Cinema
22. Market Basket
23. TJ Maxx
24. Target
25. Chelmsford Mall: Kohl's, Staples, Michael's, PetSmart, Famous Footwear, Best Fitness Club



HOTELS

26. Hawthorne Suites
27. Radisson Hotel
28. Best Western
29. Courtyard Boston

← To Westford



→ To Andover

300 330

BILLERICA ROAD



EXIT 29

→ To Bedford



Drive-times

- » 10 minutes to I-95
- » 14 minutes to Burlington, MA
- » 30 minutes to Logan International Airport
- » 52 minutes to Portsmouth, NH



300 330



Enjoy the benefits of a financially stable, committed ownership.

300 & 330 Billerica Rd are owned by Select Income REIT (SIR), and managed by RMR Real Estate Services – a division of The RMR Group.

The RMR Group (Nasdaq: RMR) is an alternative asset management company that was founded in 1986 to invest in real estate and manage real estate related businesses. RMR's business primarily consists of providing management services to four publicly owned real estate investment trusts, or REITs, and three real estate operating companies. As of June 30, 2016, RMR had \$23.4 billion of real estate assets under management, including more than 1,300 properties.

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