



### Office/Lab Sublease Opportunity

# 300 Apollo Drive

Chelmsford, Massachusetts

### Space Profile

Floor	1
Size	10,842 SF
Rental Rate	Negotiable
Availability	Q2 2024
Term	Through 11/30/2025
Space Type	Office & Lab
Building Built	1986, Renovated 2016
Parking	4.9/1,000 SF

### Sublease Features

- Class A office/R&D building
- Plug-and-play opportunity
- New space, built in 2018
- Electronic labs
- Great window line
- Wired Certified Gold property
- Several restaurants, coffee shops, bars, fitness centers, and hotels located within one mile of the building
- Expansive parking ratio (2-minute walk from parking to any building entrance)
- Adjacent to Route 495 and Route 3
- Short driving distance to the MBTA Commuter Rail Lowell Line



VIRTUAL SPACE TOUR

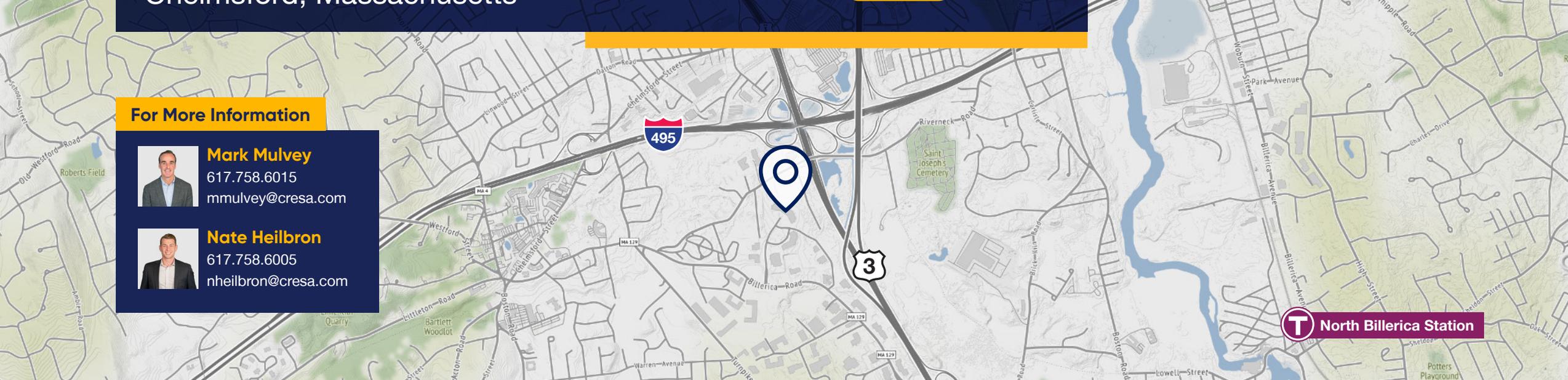
### For More Information



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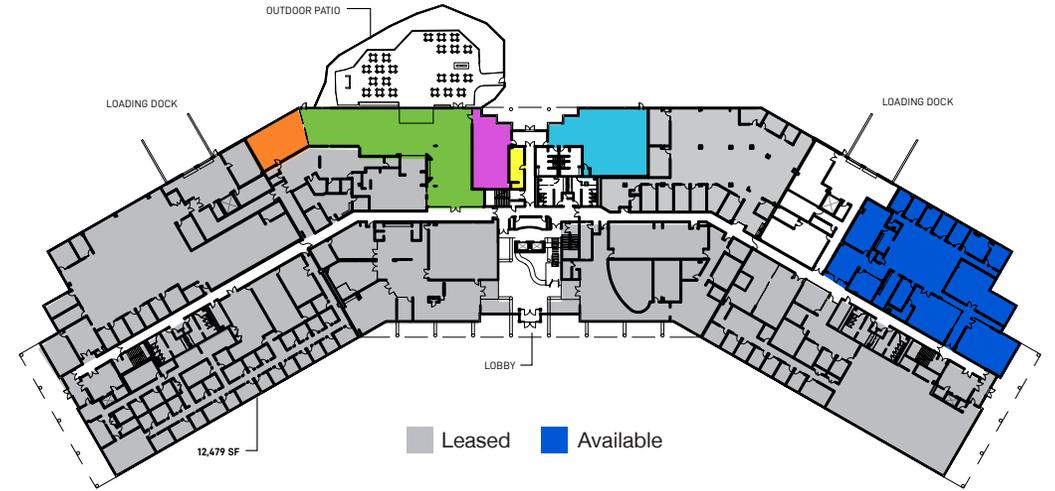
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# 300 Apollo Drive, Floor 1

Chelmsford, Massachusetts

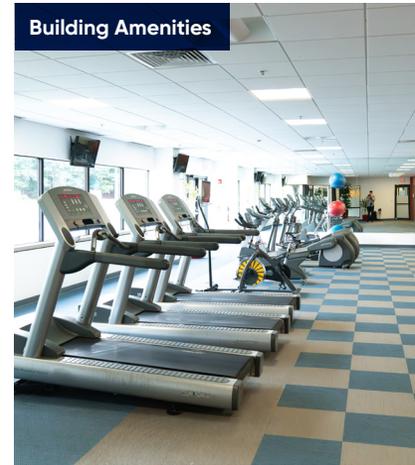
Electronic Lab



- Game Room
- Cafe 300
- Conference Center
- Fitness Center
- Management Office

**Building amenities include:** outdoor patio, game room, fitness center, full-service café, and conference center

The available space is adjacent to loading docks



**300 Apollo Drive, Floor 1**  
Chelmsford, Massachusetts



Lab Space



Conference Room



Private Office



Kitchenette



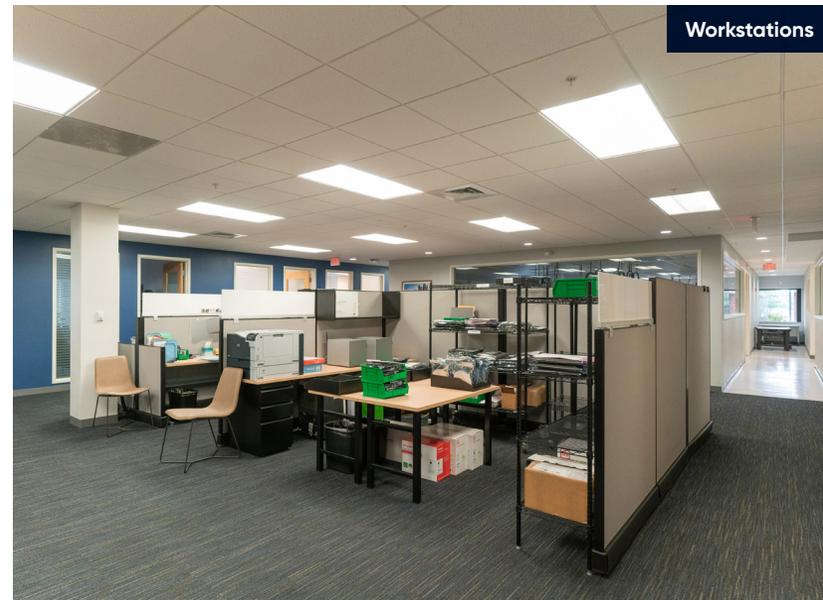
Lab Space



Reception



Lab Space



Workstations

cresa

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