



6 FORTUNE DRIVE

BILLERICA, MA 01821

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Property Summary



OFFERING SUMMARY

Available SF:	1,059 - 2,734 SF
Lease Rate:	\$17.00 SF/yr (MG)
Lot Size:	1.31 Acres
Year Built:	1986
Building Size:	26,500 SF
Market:	Boston
Submarket:	Lowell/Chelmsford

PROPERTY OVERVIEW

There are two units currently available for lease. 1,059 SF on the second floor and 2,743 on the third floor. Both units are built out with paint, carpet, and furniture.

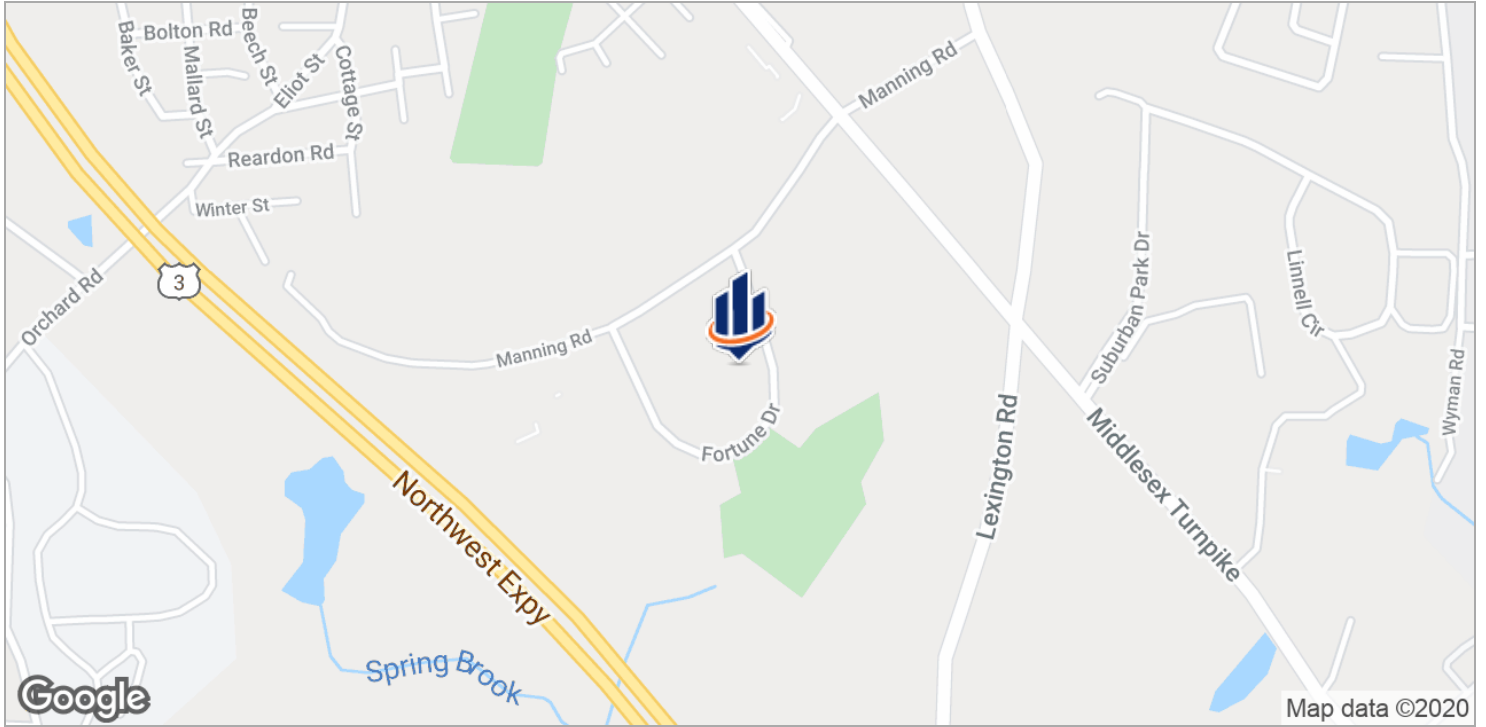
PROPERTY HIGHLIGHTS

- Lots of natural light and open floor space with flexible layouts
- Ample parking ratio
- Regular landscaping of the property
- Nightly cleaning of all suites and common areas

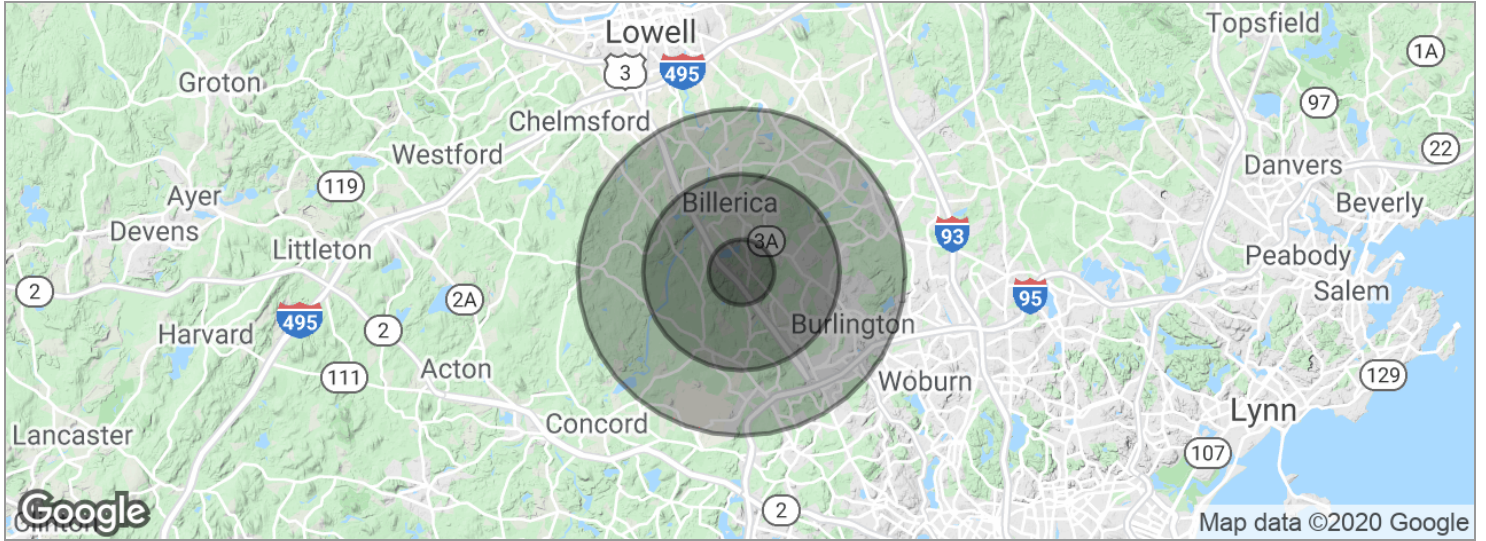
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,755	40,616	108,611
Median age	37.6	39.4	40.2
Median age (Male)	37.7	39.7	40.1
Median age (Female)	37.3	39.2	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,826	14,638	38,456
# of persons per HH	2.6	2.8	2.8
Average HH income	\$99,931	\$102,915	\$110,839
Average house value	\$416,228	\$423,904	\$417,606

* Demographic data derived from 2010 US Census

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