

6 OMNI WAY

CHELMSFORD, MA



CONTACTS

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6 OMNI WAY

PROPERTY DESCRIPTION

Total Building: ± 51,300 SF
Total Available: ± 11,862 SF
Land Area: ± 4.99 Acres
Floors: Two
Parking: 316 Parking Spaces (4.8/1,000 SF)
Year Built: 1985, Renovated in 2006

CONSTRUCTION

Construction: Steel Framed/ Masonry Concrete
Roof: Rubber Membrane
Windows: Non-opening double paned windows

BUILDING FEATURES

Loading: Two Common Docks
Elevators: Two
Utilities: Town Water/Sewer, Gas Heat, Electric
Power: 277/480 Volts, 1,200-3,000 Amps



CURRENT AVAILABILITY

2nd Floor: | ± 11,862 SF



6 OMNI WAY FLOOR PLANS



SECOND FLOOR | ± 11,862 SF

OMNI WAY



OWNERSHIP

- ◆ New and proactive ownership



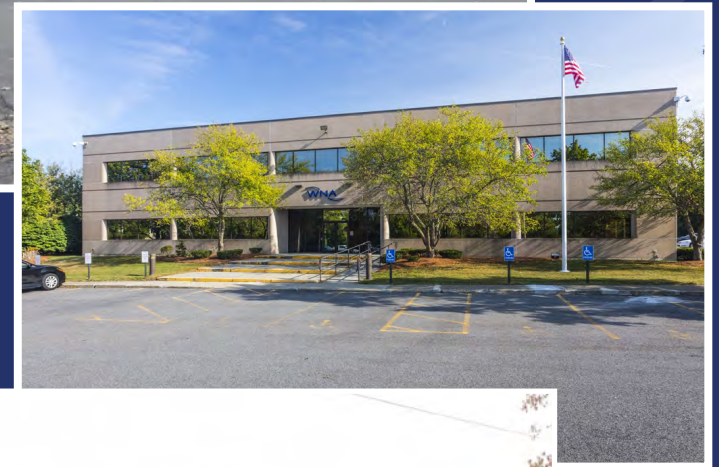
LOCATION

- ◆ Strategically located with immediate access to Route 3, Interstate 95 and 495
- ◆ Corporate neighbors including Comcast, WNA and Analog Devices



PROPERTY HIGHLIGHTS

- ◆ Office park setting with high parking ratios
- ◆ Flexible floor plans that provide for many uses
- ◆ Building signage available



AMENITIES NEARBY



NEARBY AMENITIES



AREA AMENITIES



Courtyard Boston	5 Minutes
Best western Plus	5 Minutes
Raddison Hotel & Suites	7 Minutes
Hawthorn Suites	9 Minutes
Hampton Inn & Suites	12 Minutes

SHOPPING & RETAIL STORES



Chelmsford Mall	5 Minutes
Market Basket	6 Minutes
Wegmans	14 Minutes
Burlington Mall	14 Minutes

CONVENIENT LOCATION

Located in historic Chelmsford just 30 miles north of Boston, Omni Way offers over 200,000 SF of renovated office/R&D space between three buildings.

All three properties are located within Omni way, an established office park with corporate neighbors including Comcast, Analog Devices 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.



Outback Steakhouse	5 Minutes
Chili's	5 Minutes
The 99 Restaurant	6 Minutes
Bertucci's Restaurant	6 Minutes
110 Grill	6 Minutes

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