

**Hawthorne Place  
290 Littleton Road  
Chelmsford, MA**

**CONDOS FOR SALE/LEASE**

Brand new 23, 540 SF 1 story Building under construction for **Office/Retail** use and well located on Rt. 110, Chelmsford, MA, convenient to Rt 495 and Rt 3. Units are available from 1930 SF. All utilities including sewer at this site. I will be happy to answer any questions you may have and provide any additional information you may require. I look forward to working with you.

**Size:** 23,540 Square Feet  
**Type:** 1 Story Office /Retail  
**Land Area:** 2.3 Acres  
**Year built:** 2008  
**Zoning:** CB  
**Construction:** Wood frame/HardiPlank exterior  
**Roof:** Rubber membrane with front portion of roof to be 30 year asphalt shingles  
**Ceiling Height:** Ranges from 12' to a maximum of 16'4" (See Building Section Plan)  
**HVAC:** Rooftop Units  
**Fire Suppression:** Dry sprinkler system  
**Utilities** Phone- Verizon/ Comcast  
Gas- KeySpan -separately metered  
Electricity- National Grid -separately metered  
Water – Town, Sewer - Town  
**Power** 200 amp, 3 phase, 208V/120 amp  
**Parking:** 114 spaces 1 space per 200 sf unit space  
**Front door:** Fiberglass w/ side lights as shown on plan  
**Rear exit door:** Double metal door as shown on plan  
Units 4 &5 each have an overhead door and a single exit door as shown on plan.

**Landlord Standard Specifications to include the following:**

Up to 80% Front interior finished, 20% Rear interior unfinished  
Demising partition  
Demising partition and exterior walls to be sheet rocked, primed and painted  
Concrete slab  
2 Handicap Half baths where applicable  
Dry sprinkler system. Heads adjusted by tenant  
HVAC – Rooftop unit  
225 Amp Electrical Panel  
Ceiling and lights in finished area, ceiling lights in unfinished area  
Street sign to receive tenant's own sign panel  
Door front sign by tenant through Landlord's sign company  
25' Interior partition walls provided per 1,000 SF of leased space  
Fit-ups, specific to Tenant's use, paid by Tenant  
All floor covering under Landlord's allowance  
\$10,000 Tenant contribution towards Landlord's fit-up.

**For Lease Units 1-5**

1<sup>st</sup> year - \$12/SF Gross + Utilities and rubbish  
2<sup>nd</sup> year - \$13/SF Gross + Utilities and rubbish  
3<sup>rd</sup> year on - \$13/SF + CPI-U yearly + Utilities & rubbish

**For Lease Units 6-9**

1<sup>st</sup> year - \$14/SF Gross + Utilities and rubbish  
2<sup>nd</sup> year- \$15/SF Gross + Utilities and rubbish  
3<sup>rd</sup> year - \$15/SF + CPI-U yearly + Utilities and rubbish

Sale - \$130/SF + \$1.91/SF per year ground lease

**To learn more about Hawthorne Place**

**Contact Michael Eliopoulos @ (978) 866-0617/ meliopoulos@comcast.net**