



12 Gill St

12 Gill St, Woburn, MA 01801



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12 Gill St

\$19.60 /SF/Yr

Short Term Opportunity for First Floor Suites 1600 (3,154 sf) and 1900 (1,188 sf), available separately or together.

Sublease to June 2022, Lease Extension available direct with Owner.

Building offers ample free parking.

Close to restaurants, retail stores, banks, daycare facilities, fitness facilities, medical offices, dry cleaning services, hotels.

Convenient access to I-93 and I-95....

- Immediate access to suites from building's main and side entries
- Executive, professional, sales office
- Medical, holistic professionals office
- Flexible uses with open areas & private offices
- Ample natural light
- In-suite restrooms



Rental Rate:	\$19.60 /SF/Yr
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	182,603 SF
Year Built:	2000
Cross Streets:	New Boston St
Walk Score ®:	41 (Car-Dependent)
Transit Score ®:	29 (Some Transit)
Rental Rate Mo:	\$1.63 USD/SF/Mo

1st Floor Ste 1600

Space Available	3,154 SF
Rental Rate	\$19.60 /SF/Yr
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

1

First Floor Suites 1600 and 1900 are available separately or together. Entry to Suite 1600 is immediately off Main entry to building. For executive, professional, sales office, medical, holistic use. Suite 1600 has two large offices with full exterior window line and 2 offices with windows to lobby.; two additional smaller offices, conference room with access to the lobby, large open area suitable for workstations, class room; training; kitchen area, two in-suite restrooms. Furniture available.

1st Floor Ste 1900

Space Available	1,188 SF
Rental Rate	\$19.60 /SF/Yr
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

2

1st Floor Suites 1600 and 1900 are available separately or together. Suitable for executive, professional, sales office, medical, holistic use. Suite 1900 has three private offices with full exterior window line; open area suitable for workstations, training, or collaboration, with kitchenette area; in-suite restroom. Furniture available. Easy entry from side of building with at door parking.



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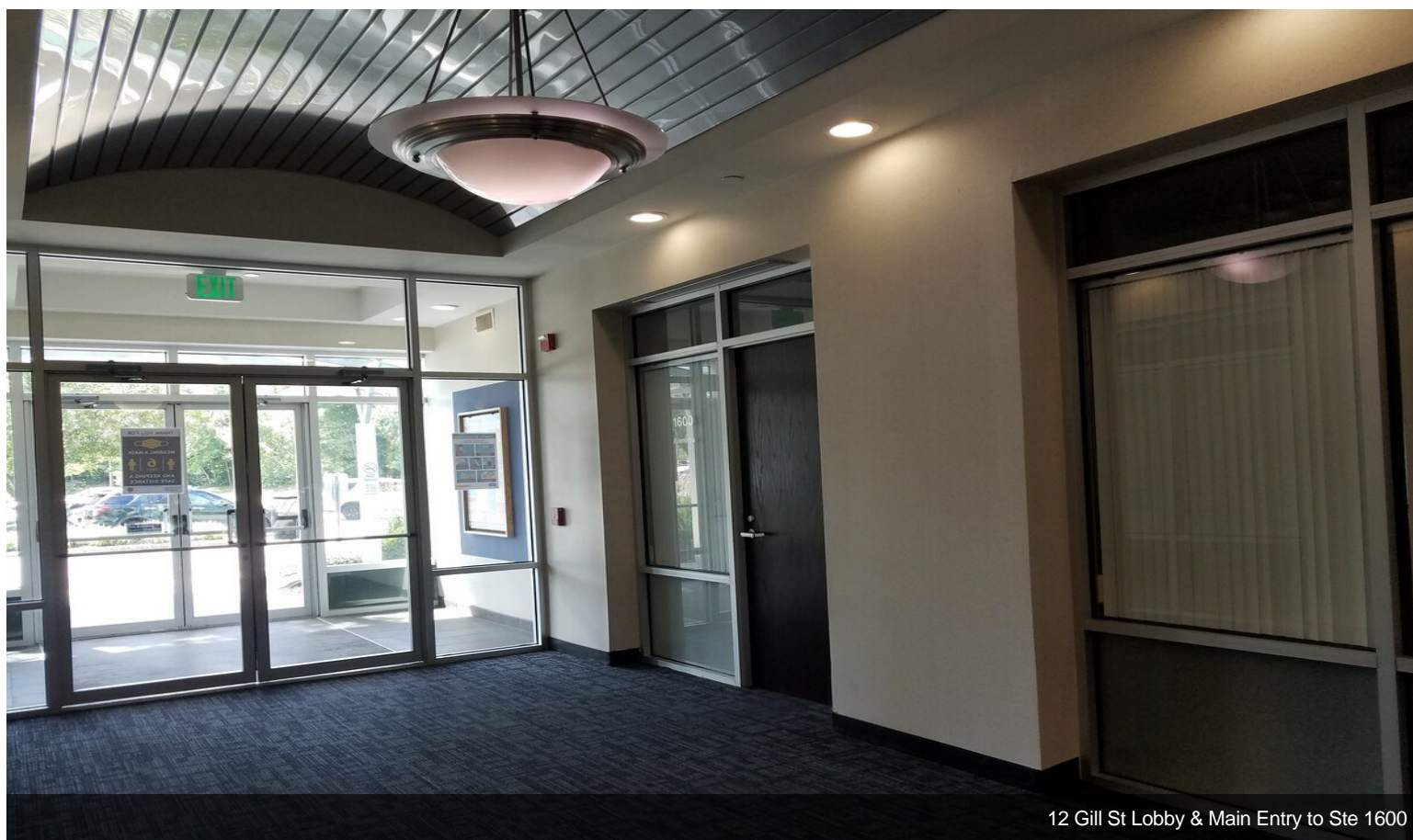
Close to restaurants, retail stores, banks, daycare facilities, fitness facilities, medical offices, dry cleaning services, hotels.

Convenient access to I-93 and I-95.

Property Photos



12 Gill St Ste 1600 entry level to left of Main Entry



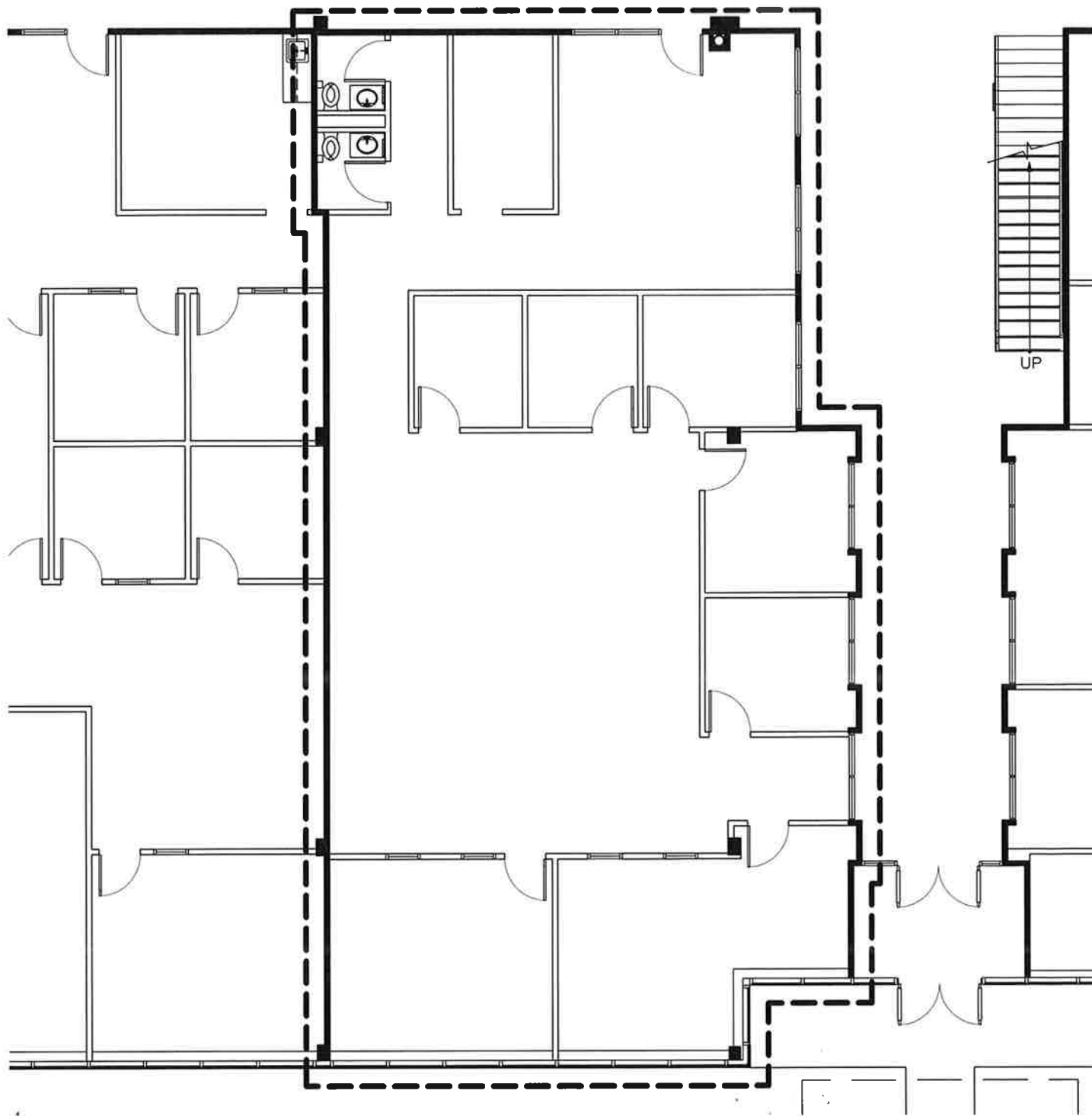
12 Gill St Lobby & Main Entry to Ste 1600

Property Photos



Property Photos





Note: These CAD drawings are recorded on, or can be transmitted as, electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes: transmission, conversion, media degradation, software error, or human alteration. Accordingly, Cummings Properties shall not be held liable for any claims, losses, damages, or costs arising out of any such use of these CAD documents.

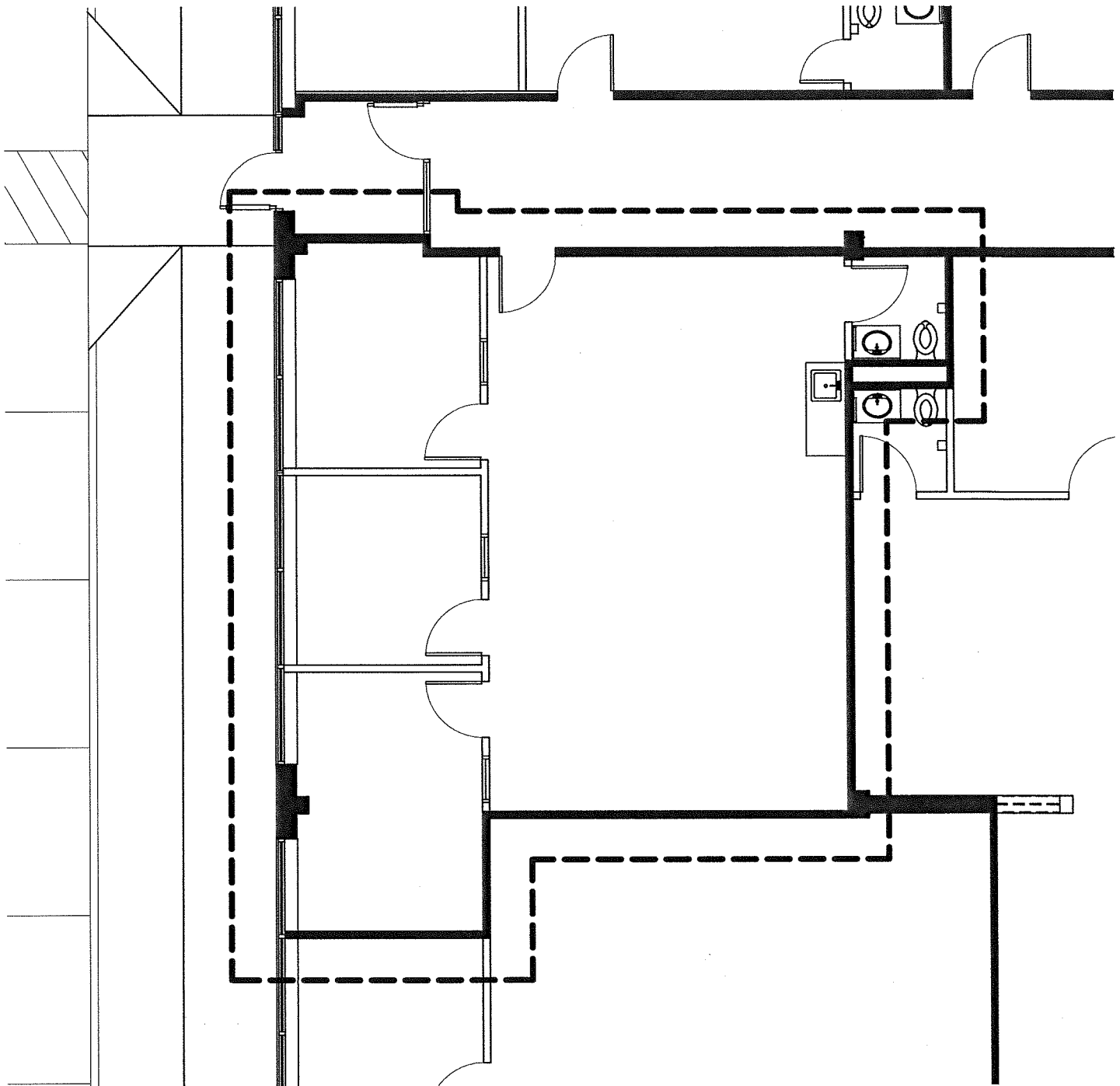


12 Gill Street, Suite 1600, Woburn, MA

- All dimensions are approximate.
- CPL standard construction unless otherwise noted.
- All finishes to remain as is unless otherwise noted.
- Furnishings are shown for illustrative purposes only.
- No representation is made as to the suitability of this design for lessee's use or occupancy.

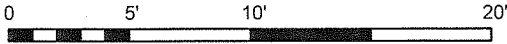
Cummings Properties
200 West Cummings Park, Woburn, MA. 781-935-8000

LSF: 3,154	Scale: 3/32" = 1'-0"	Date: 07-07-05
Drawn: EW	Checked: KF	Revised: 05-24-12



Pending plan &
LSF verification

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12 Gill Street, Suite 1900, Woburn, MA

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Cummings Properties
200 West Cummings Park, Woburn, MA. 781-935-8000

LSF: 1,188±	Scale: 1/8" = 1'-0"	Date: 05/02/14
Drawn: AMR	Checked:	Revised: