



Existing Lab & Dry Room Space

For Sublease

19 Presidential Way,
Woburn, Massachusetts

- **Size:** 18,243 SF
(Two separate non-contiguous suites)
 - » **1st Floor:** 10,833 SF
(Existing Lab and Dry Room Space)
 - » **2nd Floor:** 7,410 SF
(Administrative Office Space)
- **LED:** 4/30/2028



100 Federal Street, Floor 13
Boston, MA 02110
P: +1 617 330 8000
colliers.com

Bill Lynch
Executive Vice President
+1 617 797 7395
bill.lynch@colliers.com

Caroline Evans
Advisor
+1 781 738 2308
caroline.evans2@colliers.com

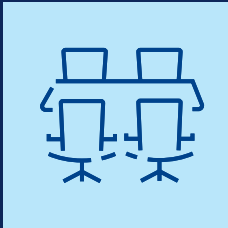
Tim Brodigan
Senior Vice President
+1 617 921 5163
tim.brodigan@colliers.com

Tim Allen
Vice President
+1 617 921 5163
tim.allen@colliers.com



19 Presidential Way is an established campus environment in the heart of the Route-128 corporate cluster. The building has abundant natural light and sleek, contemporary lobbies and common areas.

Features & Amenities



Two shared
conference rooms



Tenant lounge
with coffee bar



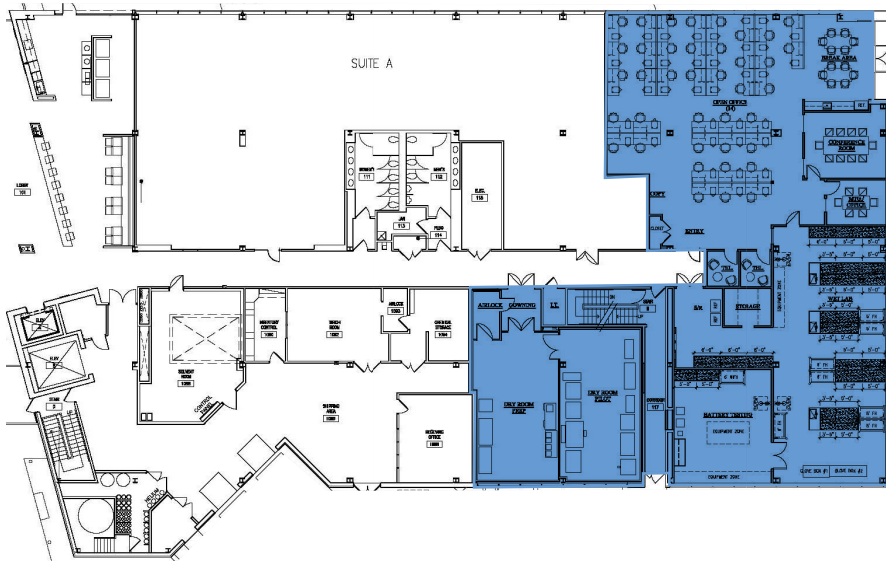
Availabilities

- 18,243 SF – Two separate non-contiguous suites
- LED: 4/30/2028
- **Dry Room Mechanical Equipment / Dehumidification System:**
 - One (1) Munters HCD 4500 dehumidification system with desiccant wheel, indirect natural gas fired burner reactivation, electric post heat with SCR, and refrigeration coils
 - Dry Room Design: 22°C ± 2°C, < -40° dew point
 - Number of people working in dry room: Six (6) People
 - Internal equipment heat load: 25 kW (available)
 - Exhaust air from dry-room: 1000 CFM
 - Dry room size: 36' x 34' x 9' High (External dimensions)



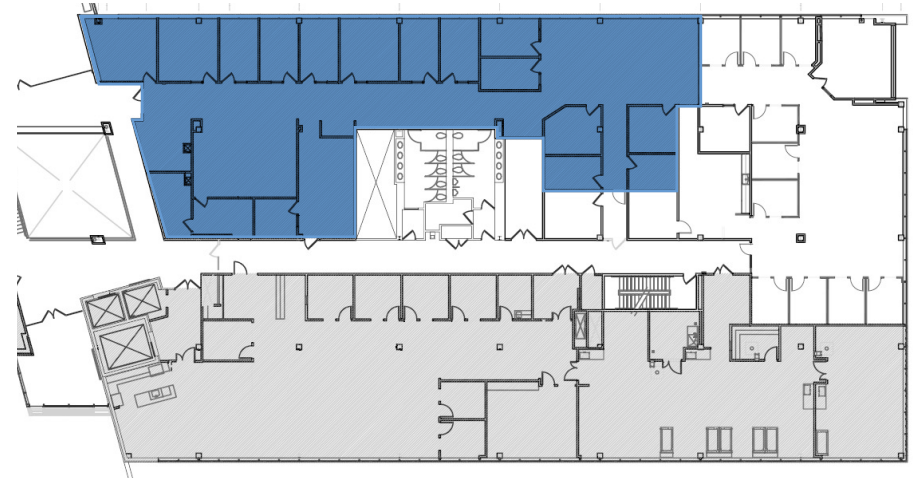
1st Floor

10,833 SF (Existing Lab and Dry Room Space)



2nd Floor

7,410 SF (Administrative Office Space)



Corporate Neighbors



↑ 12 miles to Cambridge
14 miles to Boston
16 miles to Logan Airport



WOBURN VILLAGE

HOME SENSE | GRAINMAKER | AT&T | CAFFÈ NERO

CAVA | MARKET BASKET | DSW

Panera BREAD | QDOBA MEXICAN EATS | HomeGoods

TAVERN in the SQUARE | SEPHORA



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Colliers
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