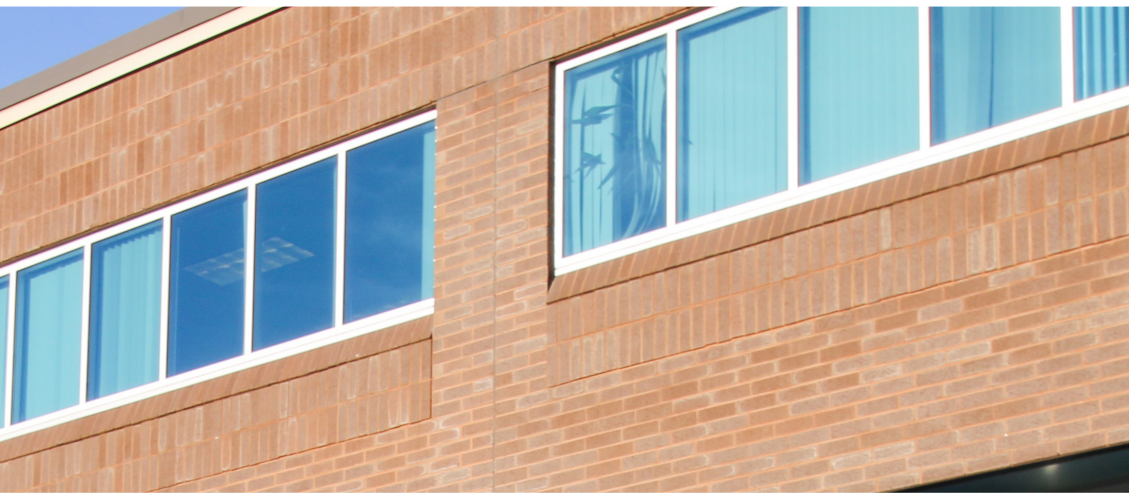




107  
AUDUBON  
ROAD  
—  
WAKEFIELD  
MASSACHUSETTS





½ MILE



7 MILES



3½ MILES



19 MILES  
LOGAN INT. AIRPORT



20+ RESTAURANTS  
WITHIN ½ MILE



30+ RETAILERS  
WITHIN ½ MILE



5 COFFEE SHOPS  
WITHIN ½ MILE



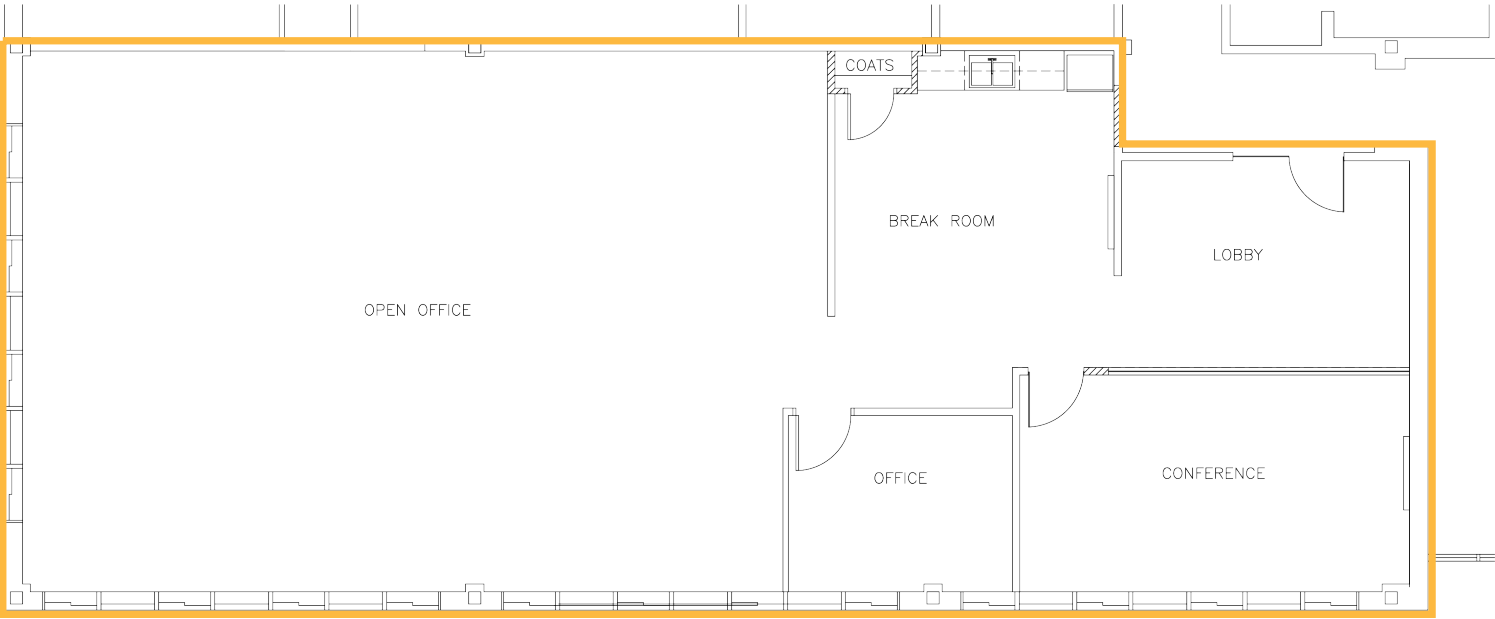
7 FITNESS  
CENTERS  
WITHIN ½ MILE

# BUILDING 2

## SPECIFICATIONS

|                |                               |                      |                                |
|----------------|-------------------------------|----------------------|--------------------------------|
| AVAILABLE SF:  | First Floor: 2,570 SF         | UTILITIES:           | Electric: Wakefield Municipal  |
|                | Second Floor: 5,051 SF        |                      | Water/Sewer: Town of Wakefield |
|                | Third Floor: 3,932 & 3,527 SF |                      |                                |
| PROPERTY TYPE: | Office                        | PARK AREA AMENITIES: | On-site Management             |
|                |                               |                      | MBTA Bus Line Access           |
|                |                               |                      | Sheraton 4 Points              |
|                |                               |                      | Market Street Commons          |
|                |                               |                      | Whole Foods                    |
| FLOORS:        | Three (3) Stories             |                      | King Rail Golf Club            |
|                |                               |                      |                                |
| BUILDING SIZE: | 41,400 SF                     | PARKING:             | 3.5 per 1,000 SF               |
|                |                               |                      |                                |

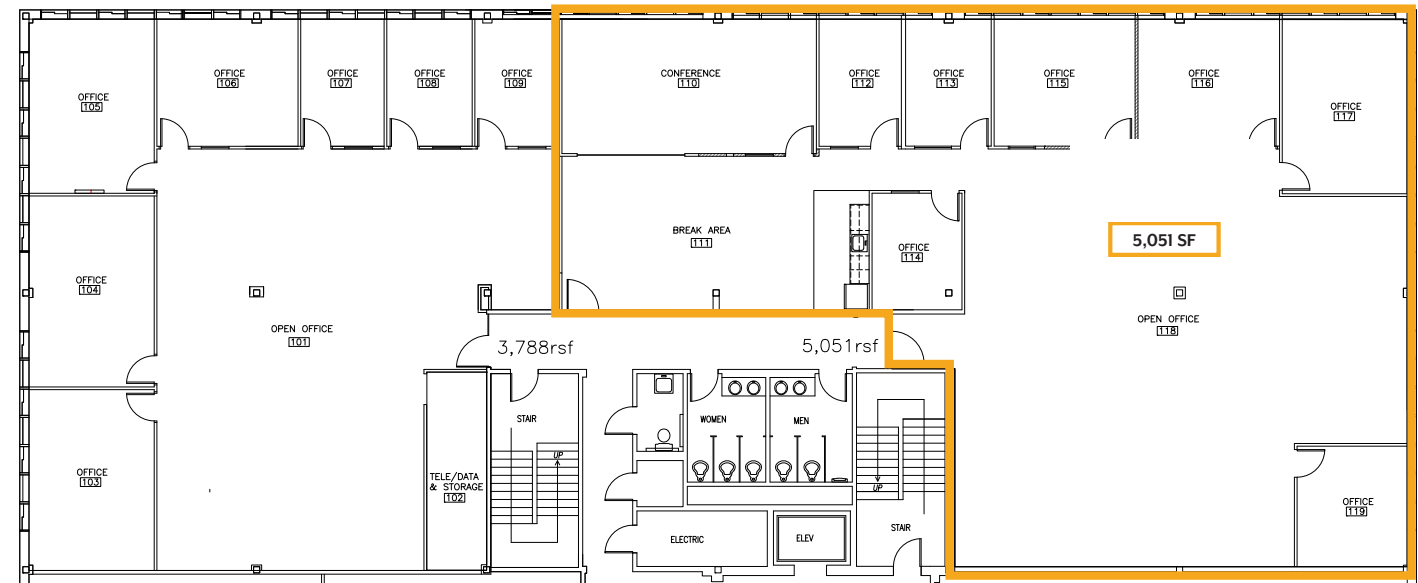
## FIRST FLOOR | 2,570 SF



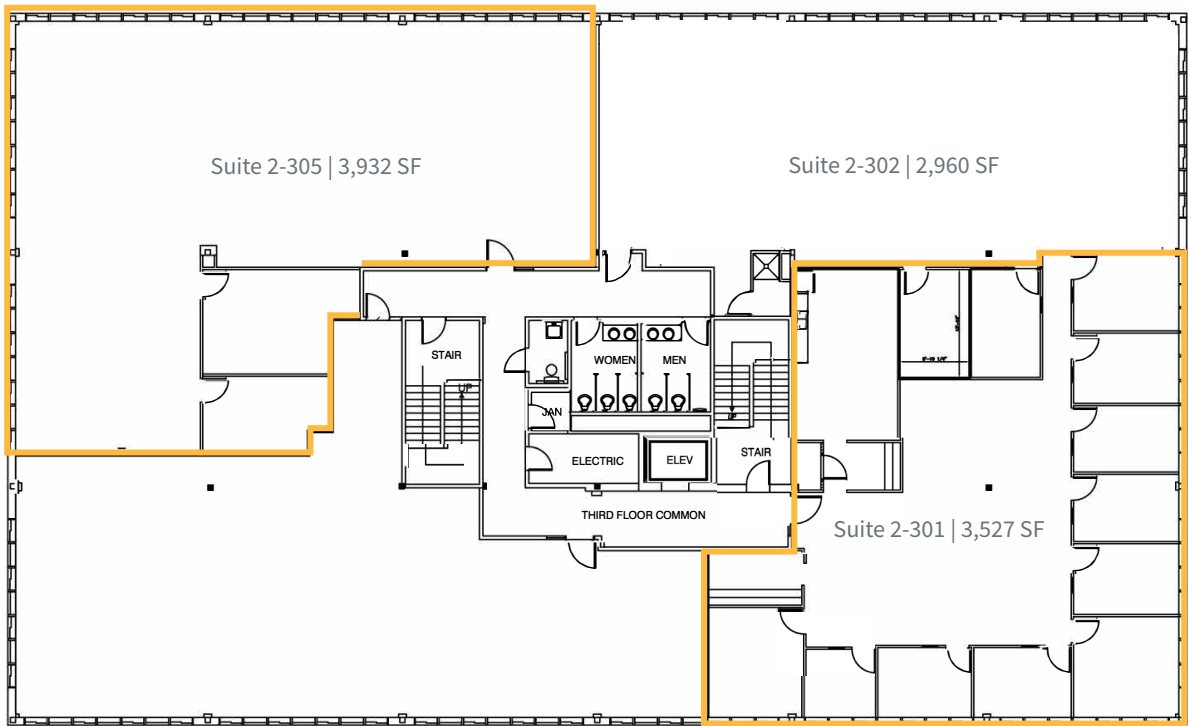
BUILDING 2



SECOND FLOOR | 5,051 SF



THIRD FLOOR | 3,932 & 3,527 SF





# 107 AUDUBON ROAD

WAKEFIELD  
MASSACHUSETTS

## FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS CURLEY  
617.457.3211  
ccurley@hunnemanre.com

MIKE ALLEN  
617.457.3276  
mallen@hunnemanre.com



303 Congress Street, Boston, MA 02210 617.457.3400 [www.hunnemanre.com](http://www.hunnemanre.com)

@2025 Hunneman. All rights reserved. All information has been obtained from sources believed reliable but no warranty or representation is verified for accuracy or completeness. Caution and independent investigation of property and information should be verified. Reliance on this information is at your own risk.