



38 Montvale Suite 280 Sublease

38 Montvale Ave, Stoneham, MA 02180



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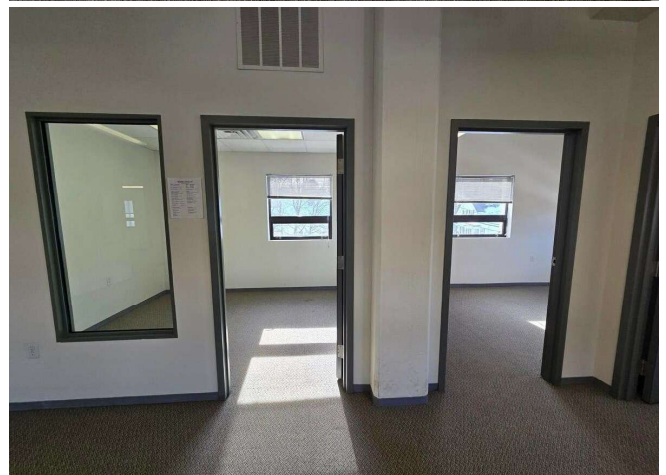


38 Montvale Suite 280 Sublease

\$15.95 /SF/YR

Suite 280: Motivated to Sublease. Move-in-ready corner office suite suitable for a variety of uses, offering a flexible floor plan with an open work area, private offices, and a conference room, all with excellent natural light. Fully carpeted and featuring in-suite restrooms, with convenient elevator and stair access. Ideally located, close access to I-93, Rte. 28, and I-95/Rte. 128 ensures excellent regional connectivity. Surrounded by numerous nearby amenities...

- Under 1/2 mile from Rte 93 and one exit from I-95/Rte. 128
- Minutes to numerous amenities including medical, hotels, restaurants including Stoneham Center
- Transportation options:
<https://www.mbta.com/stops/49901> and
<https://www.stoneham-ma.gov/1060/Stoneham-Shuttle>
- On-site free parking; loading dock
- Professional management and responsive maintenance

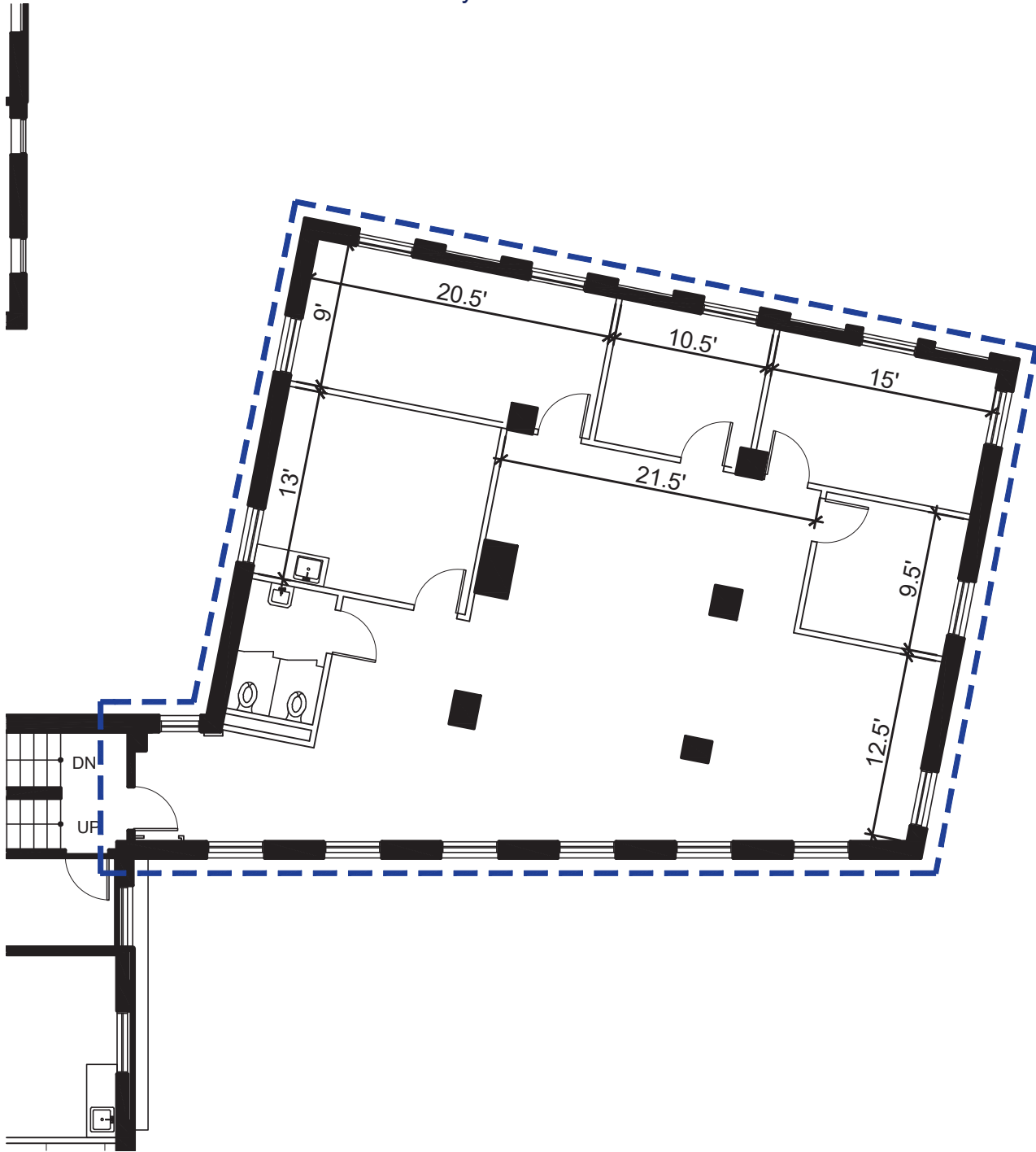


Rental Rate:	\$15.95 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	42,626 SF
Year Built:	1900
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.33 /SF/MO

2nd Floor Ste 280

Space Available	2,349 SF
Rental Rate	\$15.95 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

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GENERIC LEASE PLAN

SCALE: 3/32" = 1'-0"

38 Montvale Avenue,
Suite 280,
Stoneham, MA

LSF: 2,349

General Notes:

- All specialized construction and/or construction required by code for LESSEE's use is available at an additional expense to LESSEE. No representation is made as to the suitability of above plan/work for LESSEE's use and/or occupancy.
- Work and/or finishes not conforming to LESSOR's Construction Guidelines and Specifications shall be considered non-building standard. All finishes to remain as is unless otherwise noted.
- These drawings are not as-built drawings, all dimensions are approximate, and LESSOR makes no representation as to their accuracy. They 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, LESSOR shall not be held liable for any claims, losses, damages, or costs arising out of any such use of these drawings.

Cummings Properties

200 West Cummings Park, Woburn, MA.

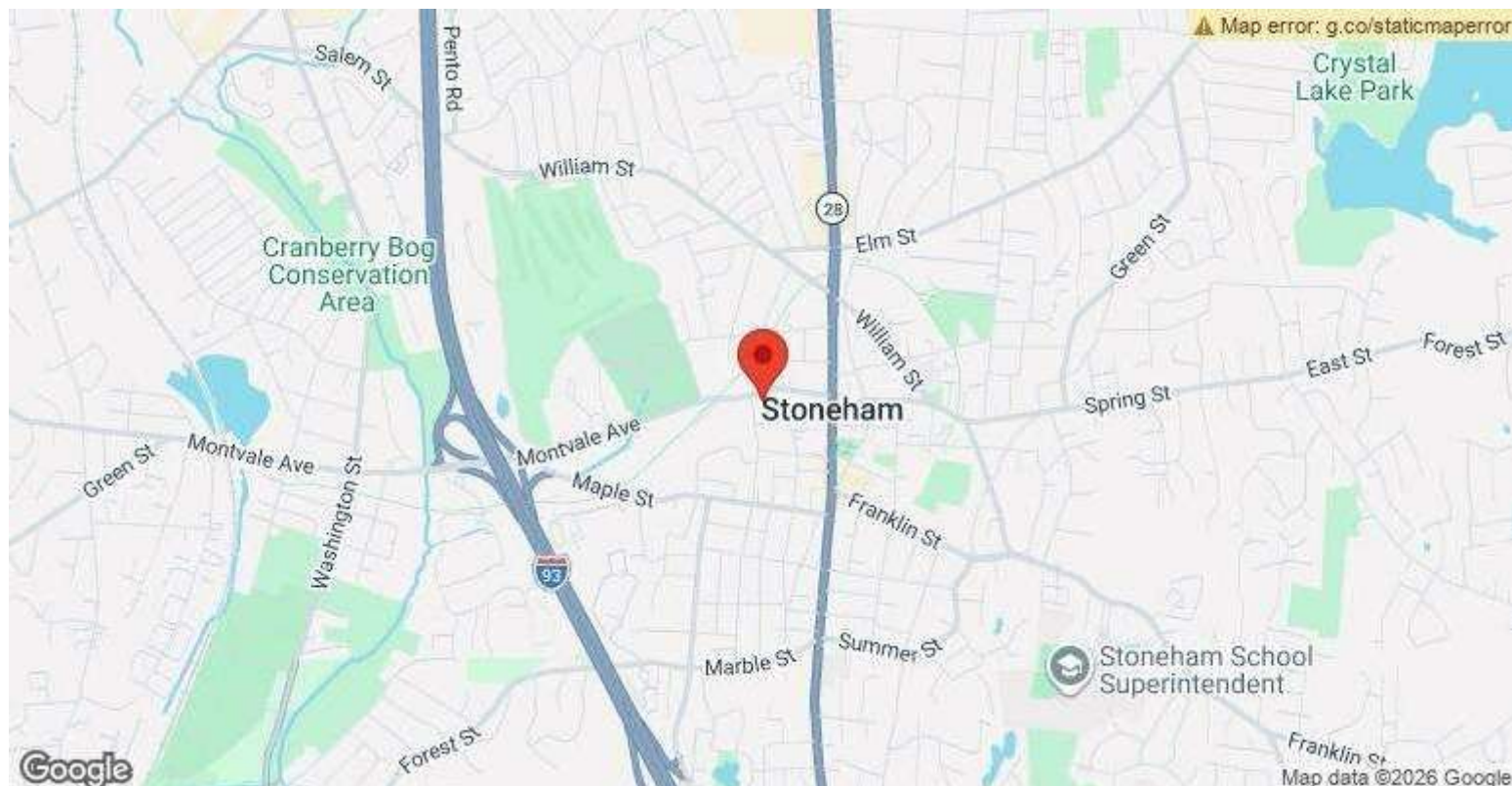
781-935-8000

Dsg: HSP

Date:09-10-19

Rev:

Chk: AMS



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Property Photos



Property Photos



Suite 280 Open Area



View from Suite 280

Property Photos

