



## 5,372 SF Professional Office Suite

18 Commerce Way, Woburn, MA 01801



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# 5,372 SF Professional Office Suite

Upon Request

Suite 3000 presents an exceptional professional office opportunity within the well-maintained brick and glass office building at 18 Commerce Way. This bright move-in ready corner suite is positioned within the building's distinctive curved glass façade and features dramatic floor-to-ceiling windows that provide abundant natural light.

The efficient layout includes a welcoming reception area, multiple private offices, a large conference room with...

- Located at the intersection of I-93 and I-95 minutes from Boston and Cambridge.
- Large conference room: floor-to-ceiling windows
- Private offices; 2nd corner conference room; welcoming reception area
- Open workspace or co-working area with natural light
- Two private restrooms
- Walking distance to Woburn Village lifestyle center with restaurants, retail, and service

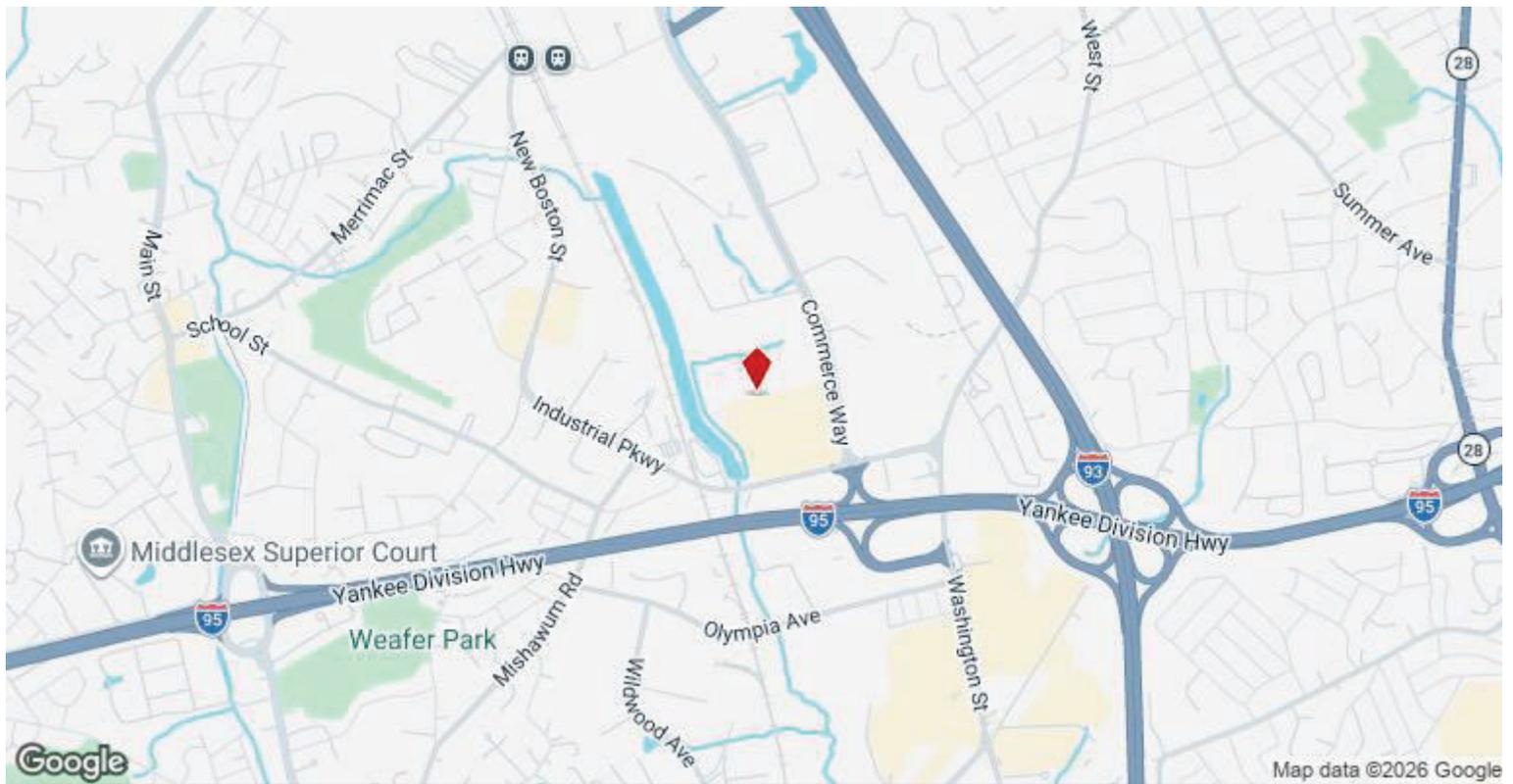


Rental Rate:	Upon Request
Property Type:	Office
Building Class:	B
Rentable Building Area:	70,000 SF
Year Built:	1996
Walk Score ®:	44 (Car-Dependent)
Transit Score ®:	24 (Minimal Transit)
Rental Rate Mo:	Upon Request

### 3rd Floor Ste 3000

Space Available	5,372 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

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The property features a professional lobby entrance, elevator service, and ample on-site parking for tenants and visitors, including convenient at-door parking. Professionally managed and well maintained, the building offers an ideal environment for a wide range of professional office users.

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The building features a professional lobby entrance, elevator service, and ample on-site parking for tenants and visitors, including convenient at-door parking. Professionally managed and well maintained, the property offers an ideal setting for a variety of professional office users.

Ideally situated with convenient access to major highways, the property is also within walking distance of the Woburn Village lifestyle center, offering a variety of restaurants, retail, fitness, and service amenities. The location provides easy access for both employees and clients while offering a vibrant nearby amenity base.

# Property Photos



18 Commerce Way Ste. 3000 Open Area