

**150-D New Boston St., Woburn MA**

Well-maintained **1,875 SF flex** unit in the heart of Woburn’s industrial corridor. Part of the Cummings Properties portfolio, offering excellent property management and tenant marketing opportunities.

**PRIME 1,875 SF Flex Space. Below-Market Lease Assignment Opportunity**

Secure a versatile, high-efficiency flex suite in a premium location with a rate significantly lower than current market standards. This 1,875-square-foot space offers a rare combination of professional office frontage and functional industrial capabilities, making it ideal for contractors, light manufacturing, R&D, or growing service businesses.

**The Opportunity**

This is a lease assignment authorized by Cummings Properties, offering long-term stability with a lease term extending through August 2029. At an aggressive rate of approximately \$24.61/SF, this suite provides a competitive edge in a high-demand market.

**Key Property Features**

- **Dual-Entry Design:** Maintain a professional image with a dedicated, separate entrance to the office area, while keeping operations efficient with a private tailgate loading area.
- **Self-Contained Suite:** Includes **Two private, in-suite bathrooms, ensuring** total autonomy and convenience for your staff.
- **Separate utility sink** in warehouse area.
- **Tailgate Loading:** Streamline logistics with direct access for deliveries and shipments.
- **Flexibility:** The 1,875 SF layout is designed to balance administrative needs with warehouse or production requirements.

**Location & Logistics**

Situated in a well-managed business park environment, this space offers the infrastructure and accessibility required to scale your operations.

**SUMMARY OF TERMS:**

Size	1,875 SF
Current rate	~\$24.61 per SF
Term	Through August 2029
Loading	Private Tailgate
Bathrooms	2 Private in-suite