



## Ste N Flex Sublease @ I-93 & I-95/Rte. 128

175 New Boston St, Woburn, MA 01801



**Wronka, Ltd.**

Commercial Real Estate Advisors



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# Ste N Flex Sublease @ I-93 & I-95/Rte. 128

Upon Request

Convenient access to and from Boston, Logan Airport and all points. Minutes from intersection of Rte. I-93 and I-95 / Rte. 128). Numerous nearby amenities including Woburn Village Lifestyle Center, hotels, restaurants. Less than 10 minutes to Anderson Regional Transportation Center serving Amtrak, the MBTA commuter train, and Logan Express (best way to and from Logan Airport).

Suite N: Sublease/Assignment is Lessee-subsidized & Lease extension is available with Owner. Unique space in the complex with drive-in door to the warehouse / manufacturing / showroom area. Space is suitable for diverse businesses, manufacturers, wholesalers, technical services, R&D, distribution, showroom. There are two entry doors, 3-5 available private offices/meeting room; two restrooms, one with shower; kitchenette with sink & cabinets; cleaning room, with a large plastic sink, cup cleaner and water filter....



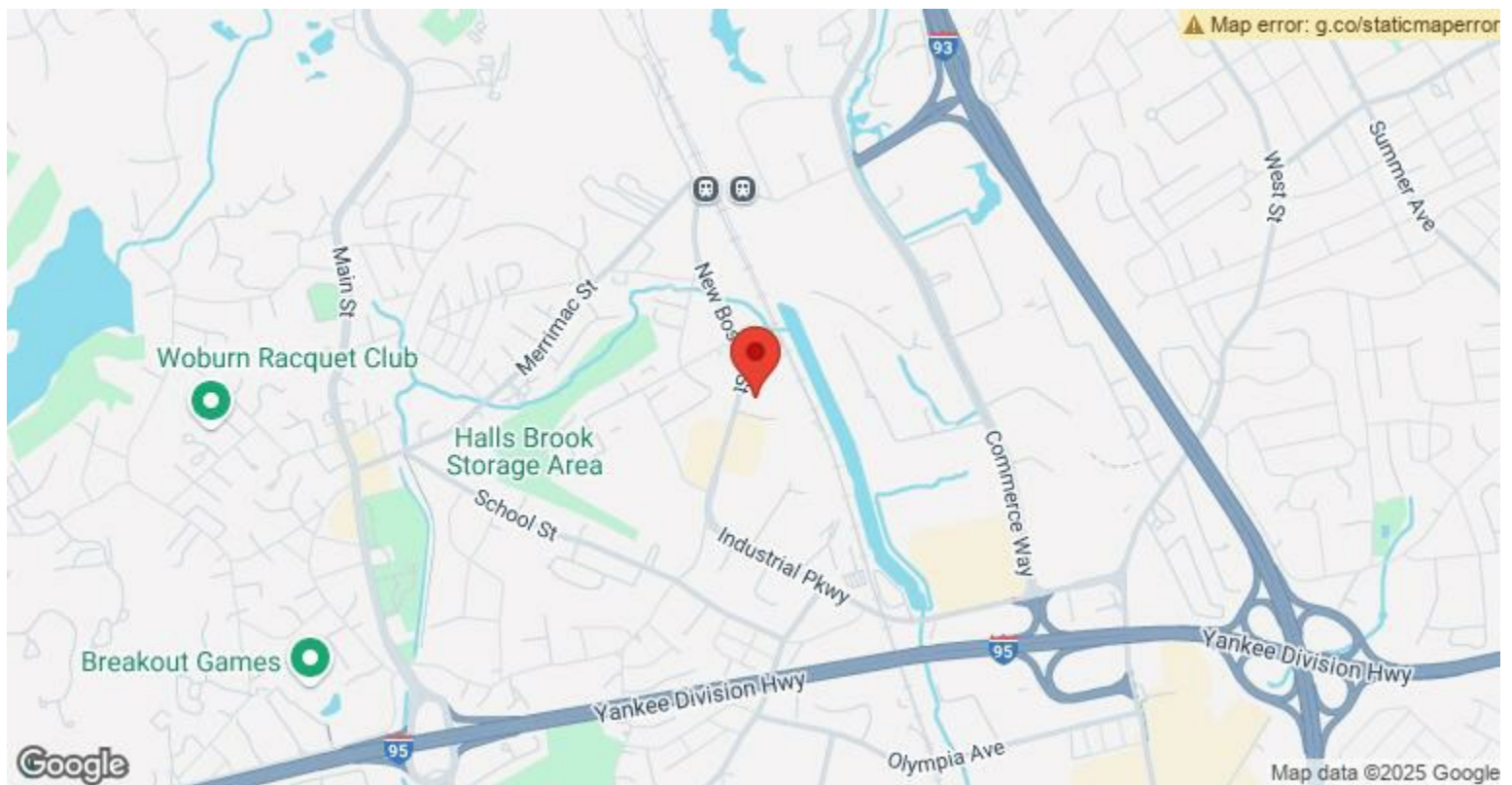
Rental Rate:	Upon Request
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	41,234 SF
Year Built:	1978
Rental Rate Mo:	Upon Request

## 1st Floor Ste N

Space Available	2,233 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Sublet
Space Use	Flex

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