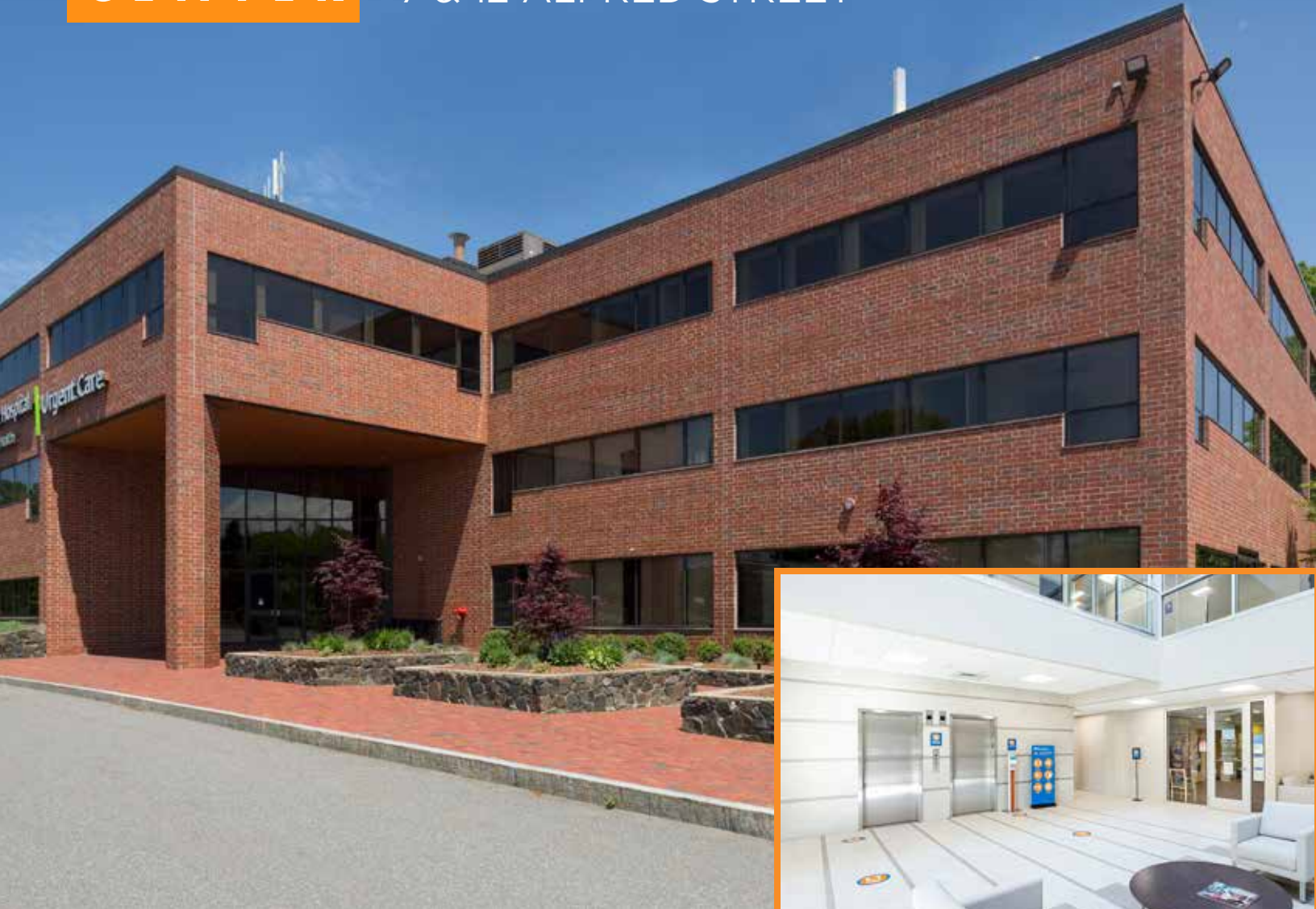


**BALDWIN
MEDICAL
CENTER**

A BETTER HEALTHCARE ENVIRONMENT

7 & 12 ALFRED STREET



CLASS A MEDICAL SUITES AVAILABLE
WOBURN, MA



CLEAN CLINICAL DESIGN

Baldwin Medical Center, or 7 & 12 Alfred Street, is a two building 112,000 square-foot medical office park in Woburn, MA. The two buildings recently underwent extensive upgrades including new infrastructure, substantial site work including the addition of a covered patient drop off and enhanced signage to improve visibility as a premier medical park in the suburban Boston market.

Baldwin Medical Center is being marketed solely to medical practices with the plan to create a diverse provider ecosystem that allows patients to receive much of their medical care within the two-building project, making it a truly unique medical office experience.

The properties surrounding demographics consist of a highly-insured population. This advantage positions Baldwin Medical Center as a premier location for both the growth and profitability of your medical practice.

PROPERTY HIGHLIGHTS



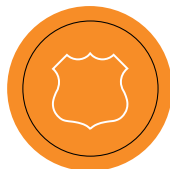
Affluent, highly-insured surrounding patient population



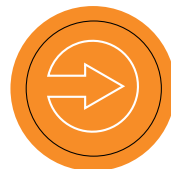
Diverse medical practice tenant base for referrals and patient convenience



Recent renovations (2020) include covered drop-off area, monument signage, automatic sliding glass entry doors



Excellent access to major routes including I-95, I-93 and Route 3



Direct access to Lahey and Winchester Hospital



CENTRALLY LOCATED FOR PROVIDERS & PATIENTS

SURROUNDING TOWNS

5 MINUTES

to Burlington

8 MINUTES

to Stoneham

8 MINUTES

to Reading

10 MINUTES

to Wakefield

11 MINUTES

to Wilmington

18 MINUTES

to Downtown Boston

ACCESS - DRIVE TIMES

2 MINUTES

to Route 128 & Route 38

5 MINUTES

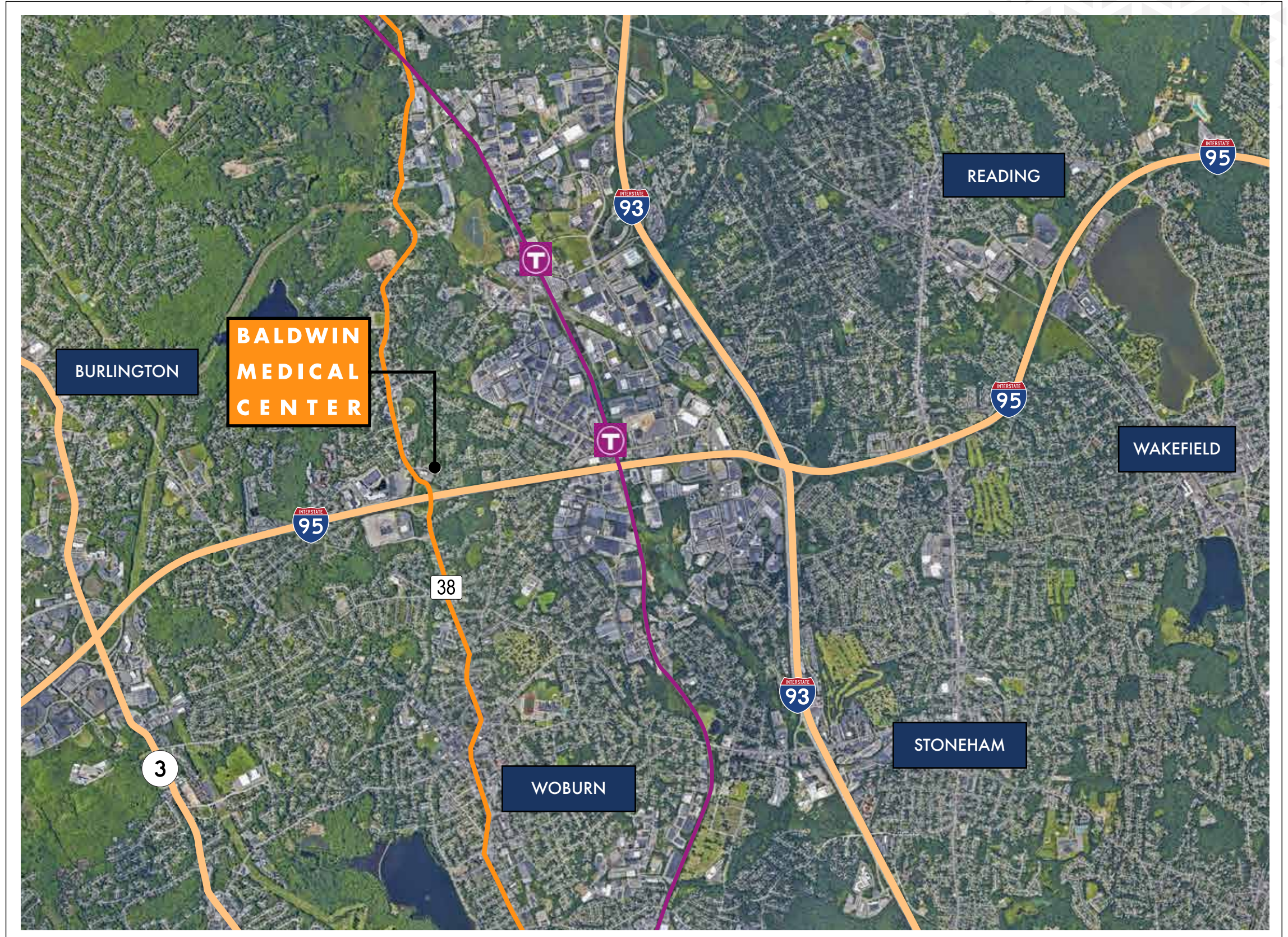
to Interstate 93

<10 MINUTES

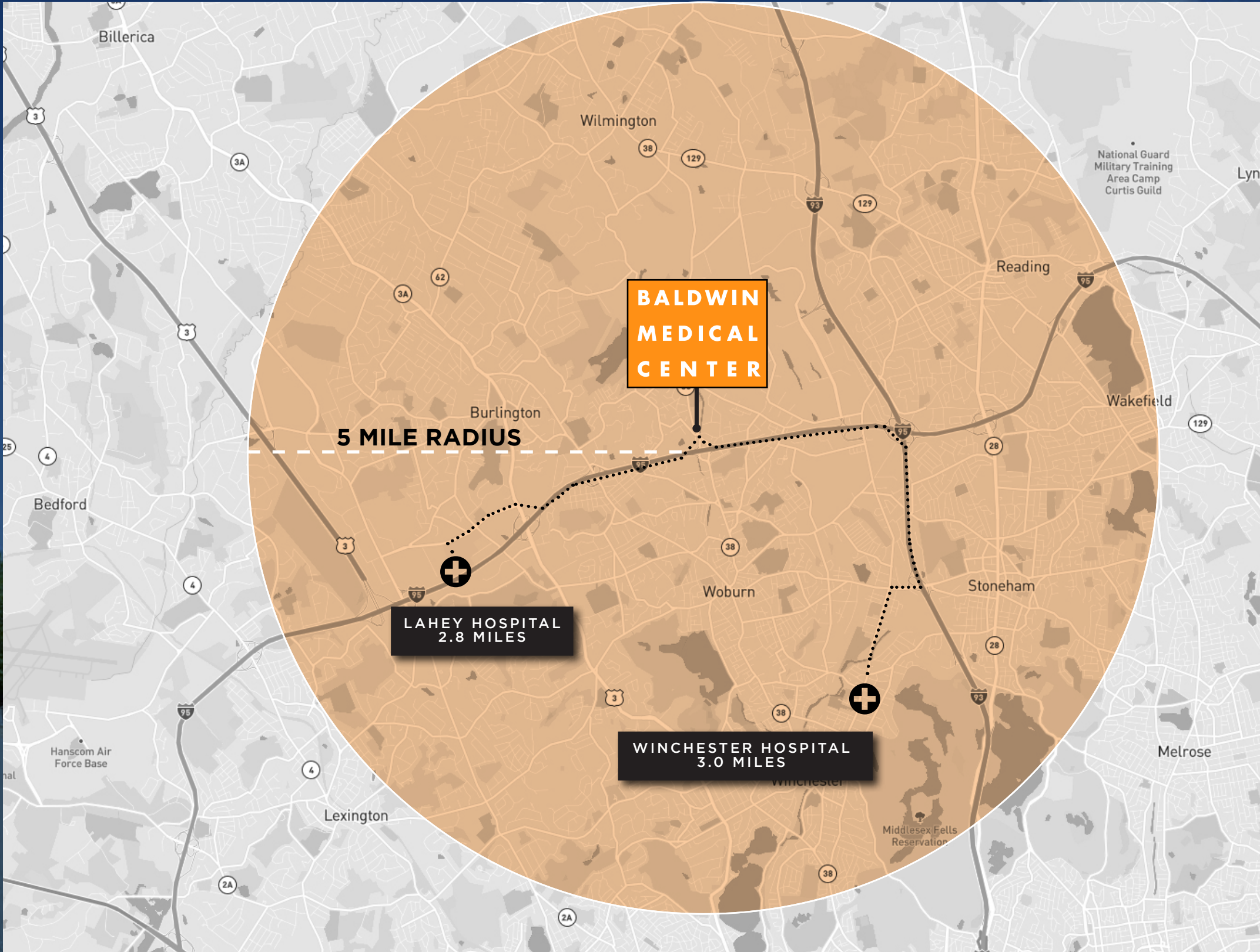
from Anderson MBTA station

8 MINUTES

Burlington Mall



DEMOGRAPHICS FOR A STRONG PATIENT BASE



PAYOR MIX

Winchester Hospital - 3.0 Miles

PAYOR	NET PATIENT REVENUE	% OF TOTAL
Private / Self-Pay / Other	\$ 192,135,378	75 %
Medicare	\$ 53,589,877	21 %
Medicaid	\$ 11,750,363	5 %

Lahey Hospital & Medical Center - 2.8 Miles

PAYOR	NET PATIENT REVENUE	% OF TOTAL
Private / Self-Pay / Other	\$ 965,496,508	63 %
Medicare	\$ 299,213,879	31 %
Medicaid	\$ 60,474,932	6 %

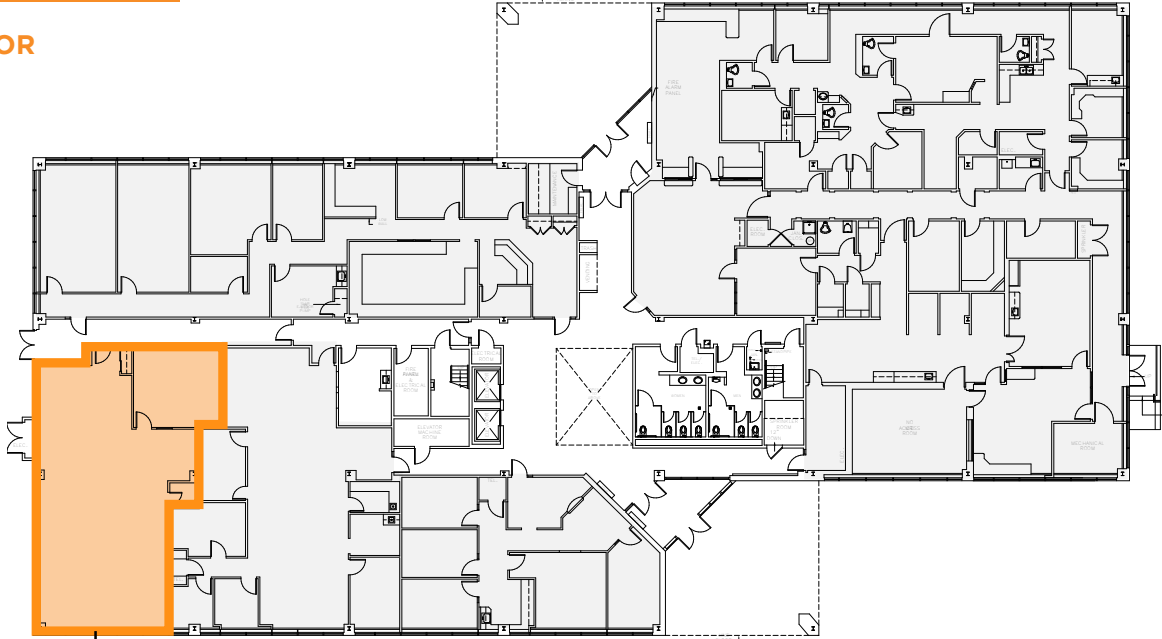
DEMOGRAPHICS - 5 MILE RADIUS

Population	203,229
Population (5 Yr Est.)	210,210
Population Growth Rate	0.68% per year
Median Age	43.9
Number of Households	76,873
Household Income	\$113,269
Median Household Income	\$113,269
Per Capita Income	\$58,334
Average annual spend on Health Care	\$9,008

FLEXIBLE SUITES FOR A VARIETY OF USERS

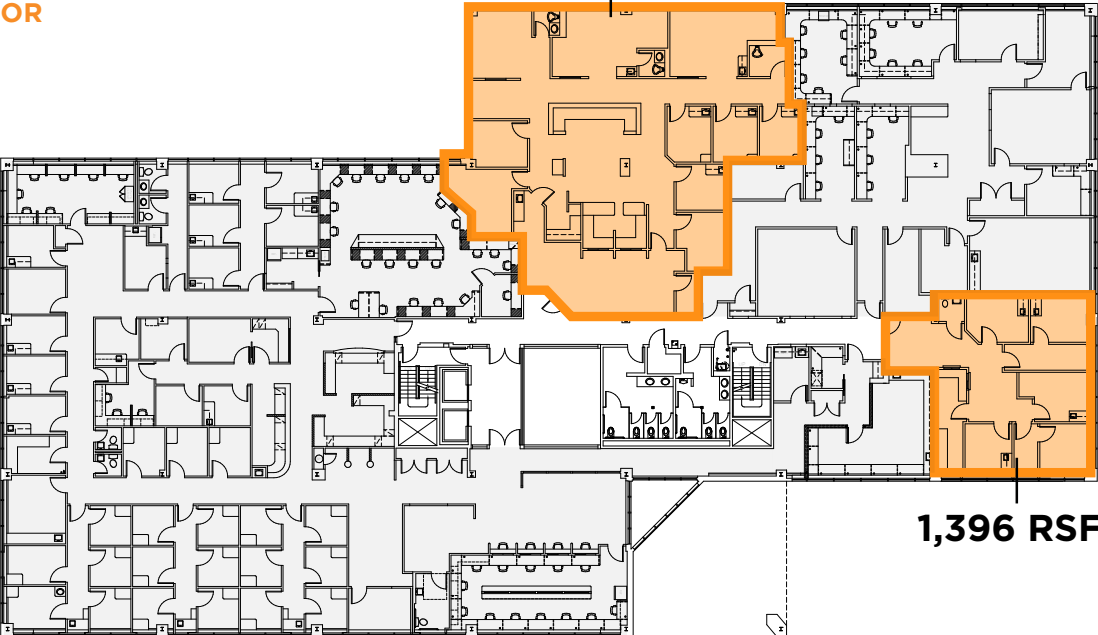
7 ALFRED

FIRST FLOOR



1,975 RSF

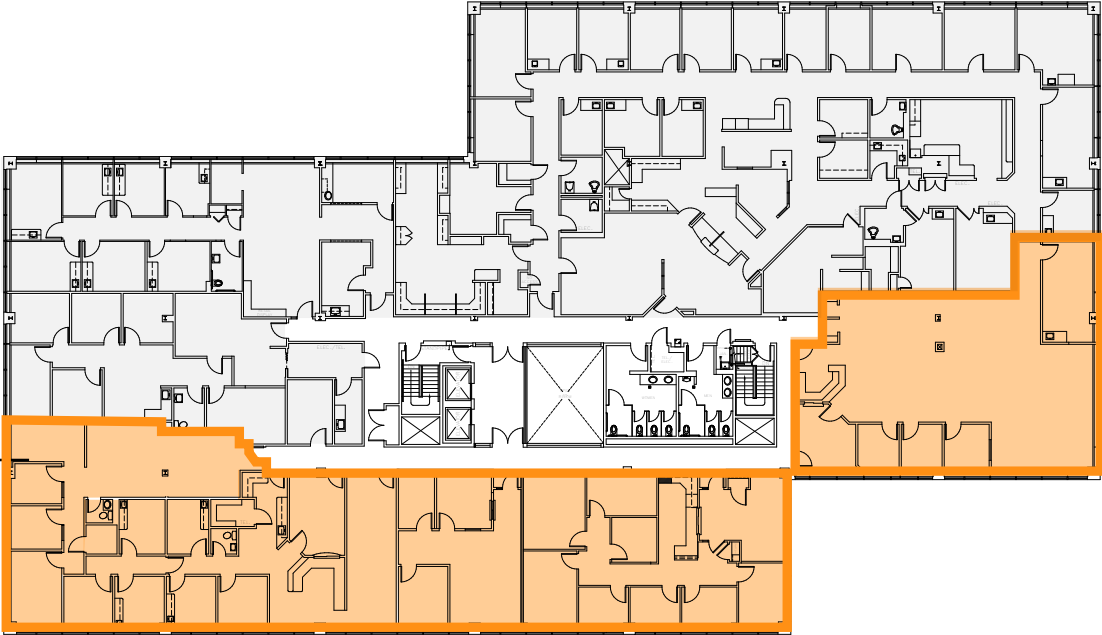
SECOND FLOOR



3,813 RSF

1,396 RSF

THIRD FLOOR



8,866 RSF

*SUBDIVISIBLE TO 2,631 RSF

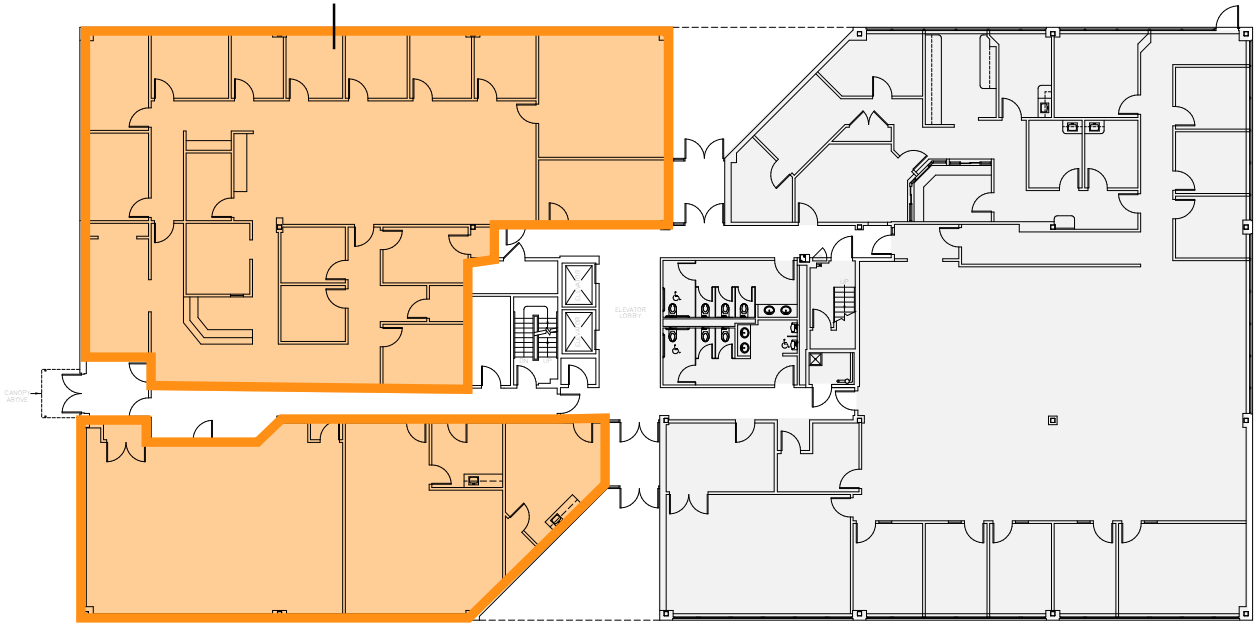


FLEXIBLE SUITES FOR A VARIETY OF USERS

12 ALFRED

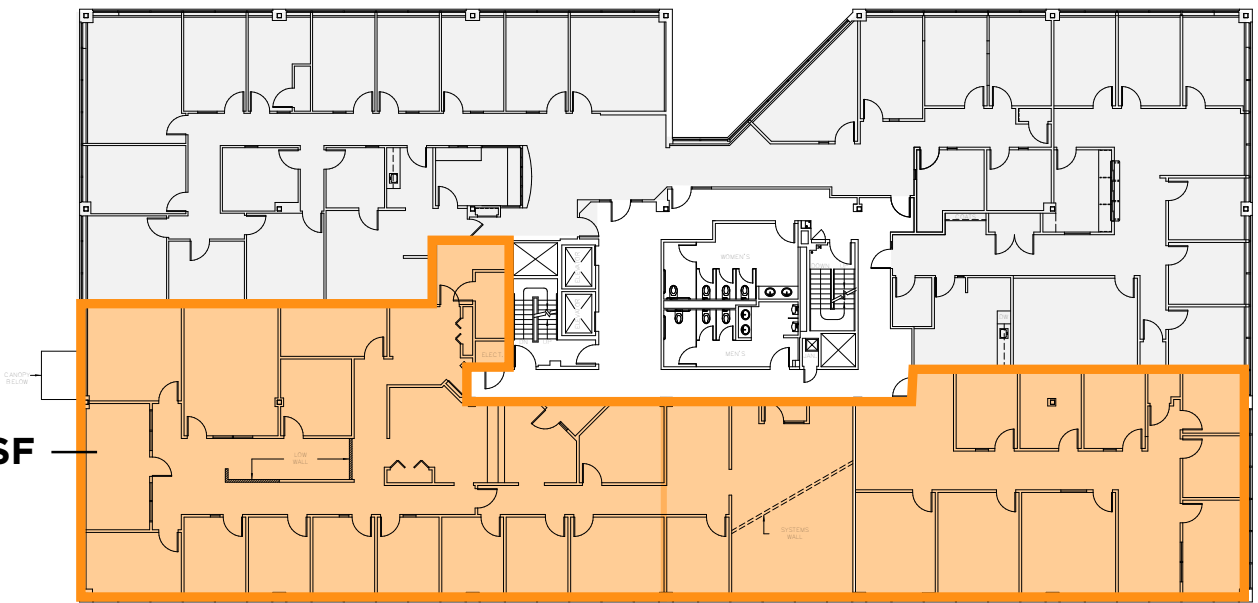
FIRST FLOOR

7,469 RSF

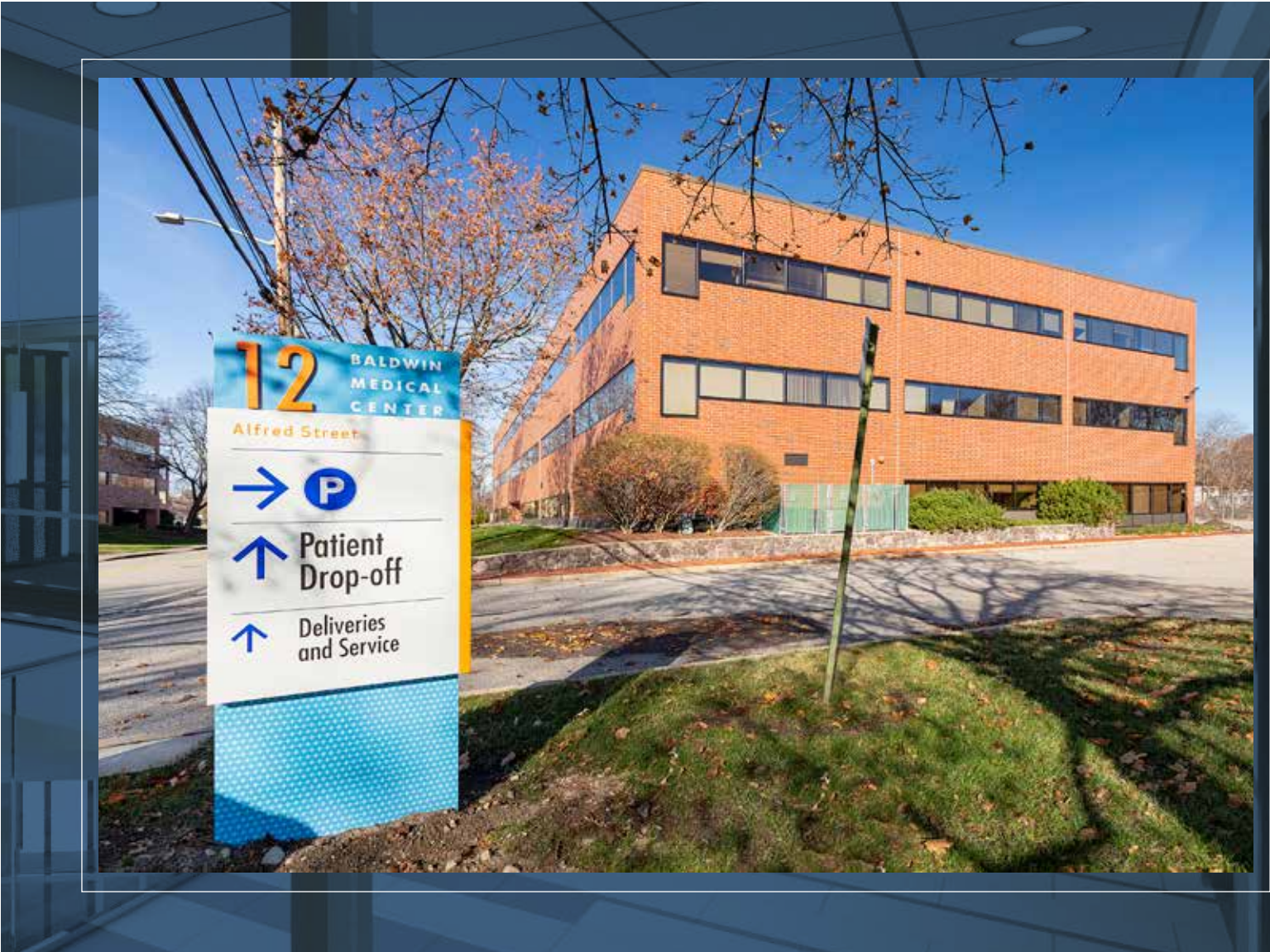


SECOND FLOOR

8,082 RSF

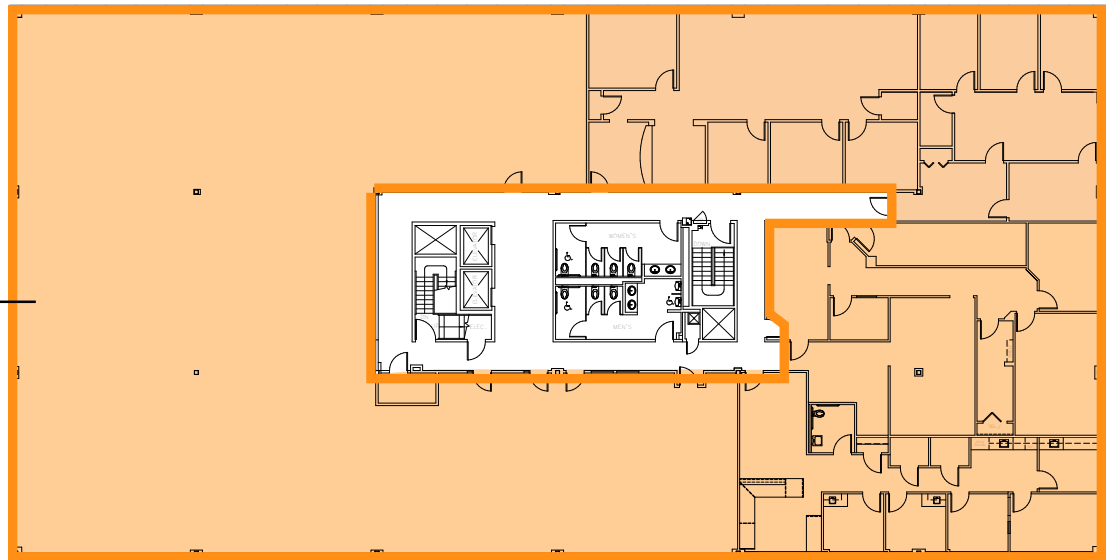


*INCLUDES 2,563 SF AVAILABLE AUGUST 1, 2022



THIRD FLOOR

17,388 RSF



*INCLUDES 1,680 SF THAT LL WOULD RELOCATE



FOR MORE INFORMATION, PLEASE CONTACT THE LEASING TEAM:

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