

# NEW TO THE MARKET - FLEX/OFFICE SPACE FOR LEASE

## 45-61 COMMERCE WAY, WOBURN, MA 01801



### PROPERTY DESCRIPTION

Two (2) contiguous units now available at this highly desirable property. Landlord can deliver up to 8,000 RSF which is subdividable to 4,000 RSF. The existing buildout in each unit offers a mix of office space and open areas that can be used for light manufacturing, R&D, and much more. Additionally, there is a grade-level loading dock in each unit and ample parking on-site.

### PROPERTY HIGHLIGHTS

- Signage on the Building Facade facing Commerce Way
- Over 29,000 ADT
- Flexible Zoning (I-P) Allows for Many Types of Businesses
- Ample Parking On-Site
- Fully Air Conditioned
- Dedicated Grade Level Loading Dock Door

### OFFERING SUMMARY

Lease Rate:	Upon Request
Number of Units:	2
Available SF:	4,000 - 8,000 SF
Lot Size:	2.34 Acres
Building Size:	27,901 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,144	15,926	35,425
Total Population	5,297	39,513	87,066
Average HH Income	\$132,560	\$119,672	\$123,862

### MARCI ALVARADO

Principal

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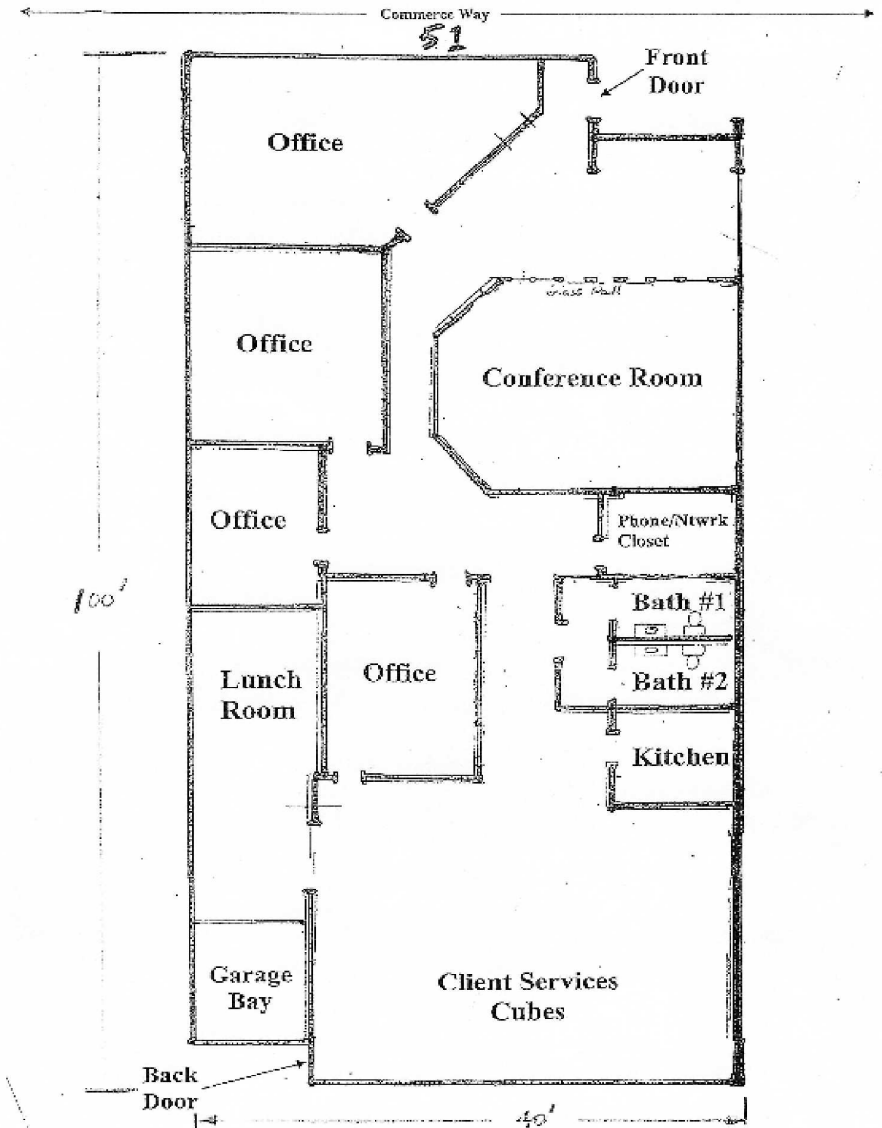
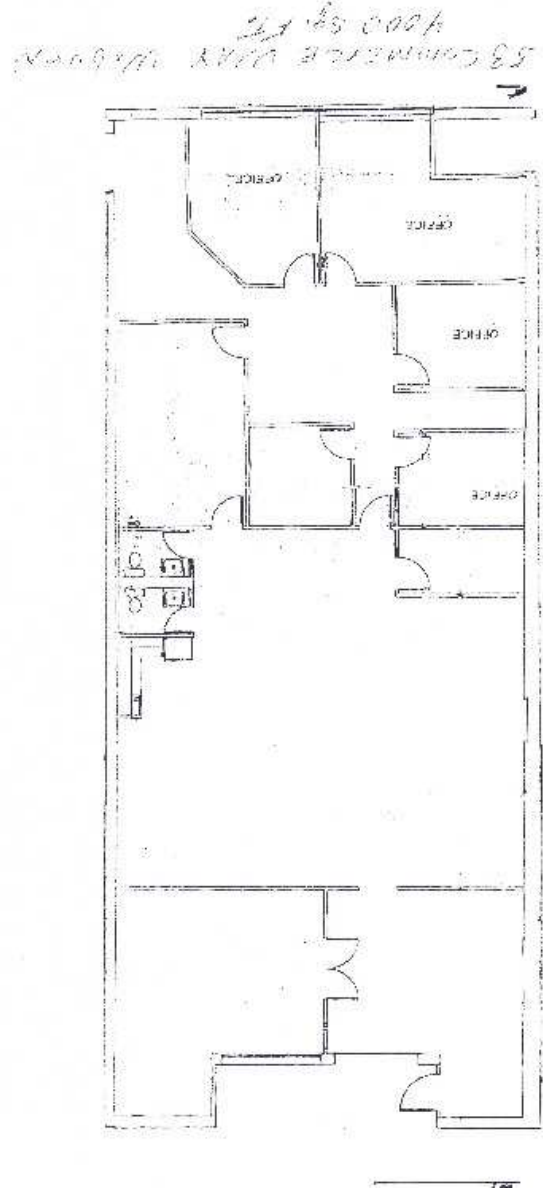
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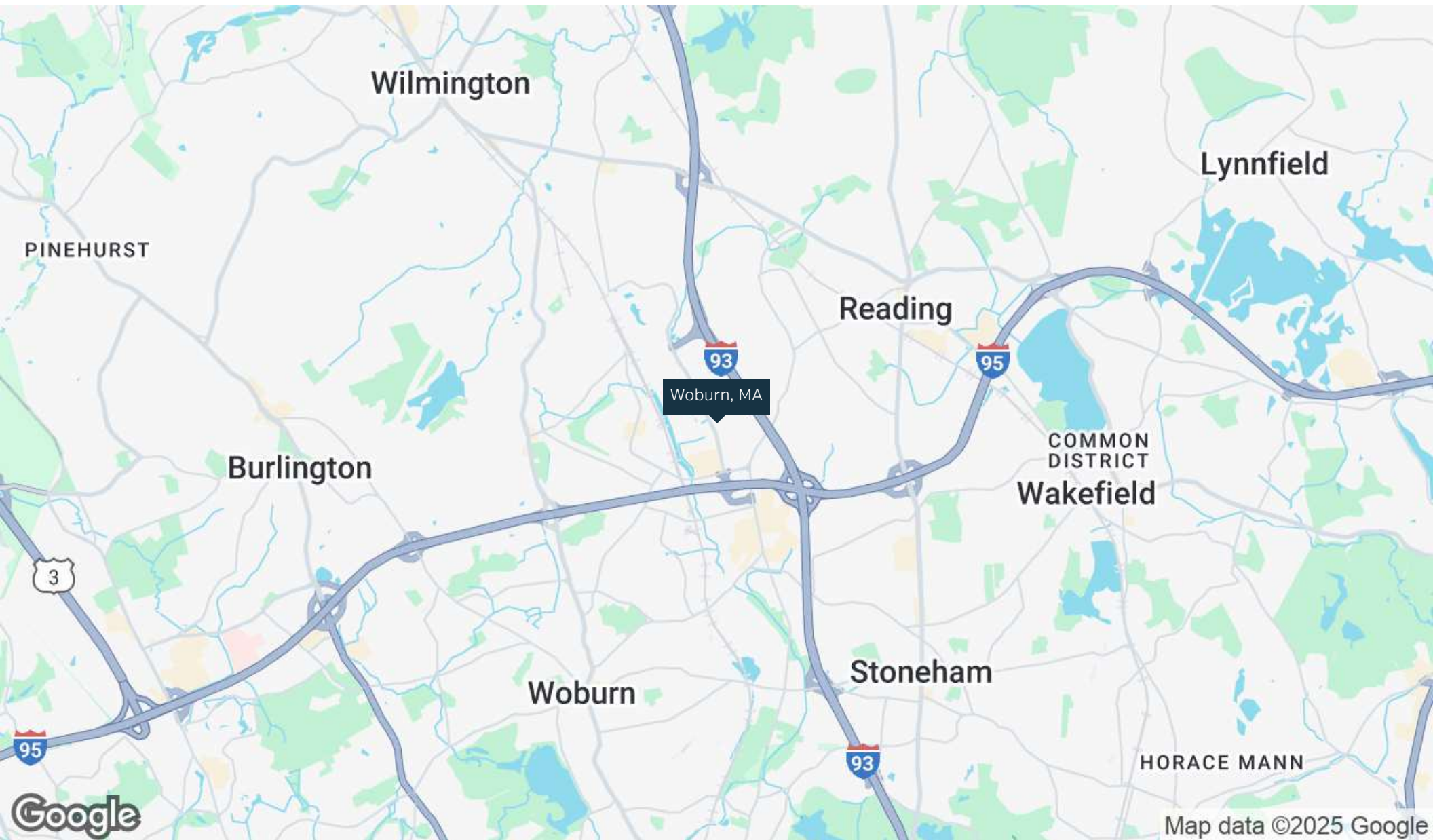
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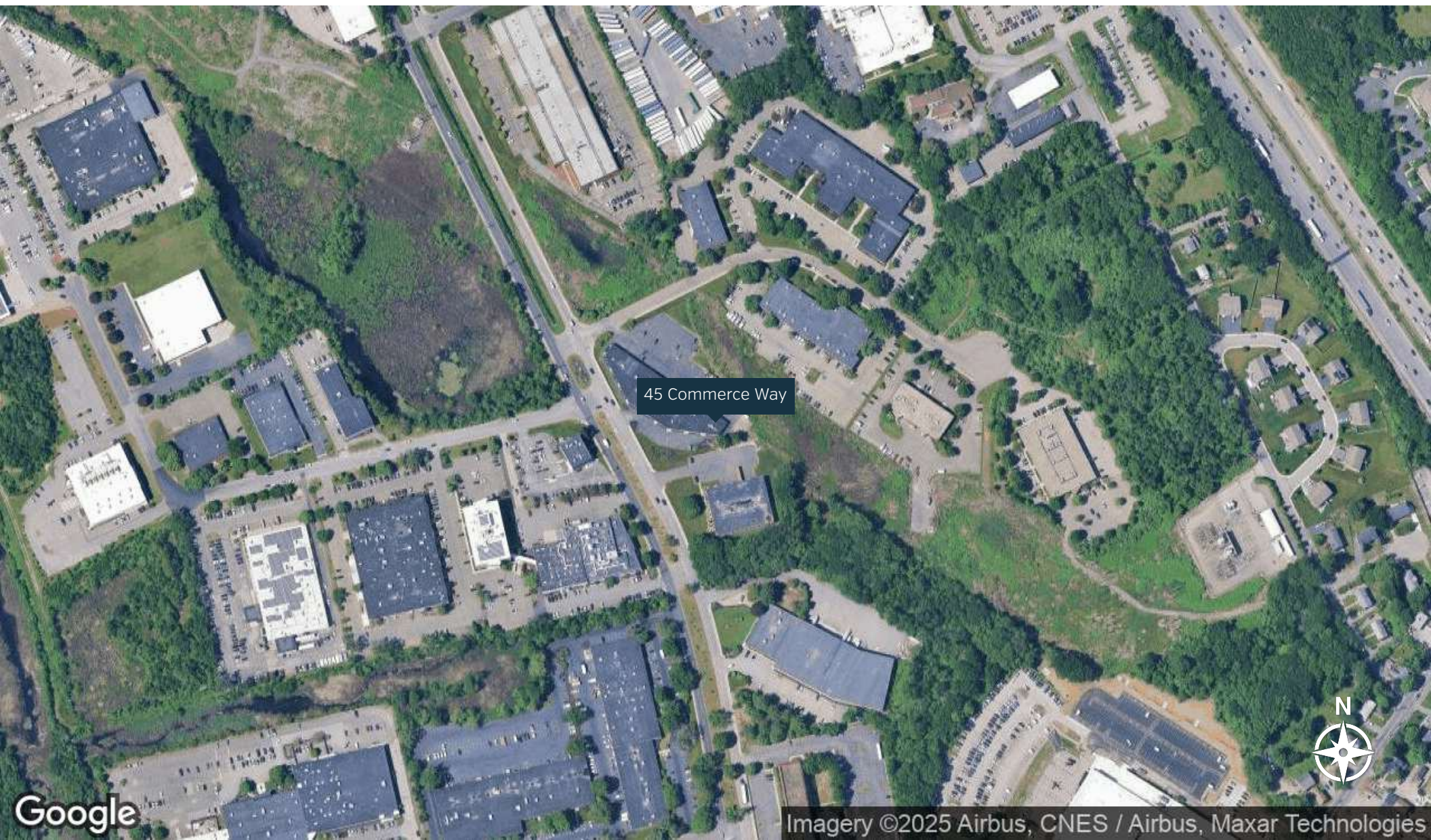
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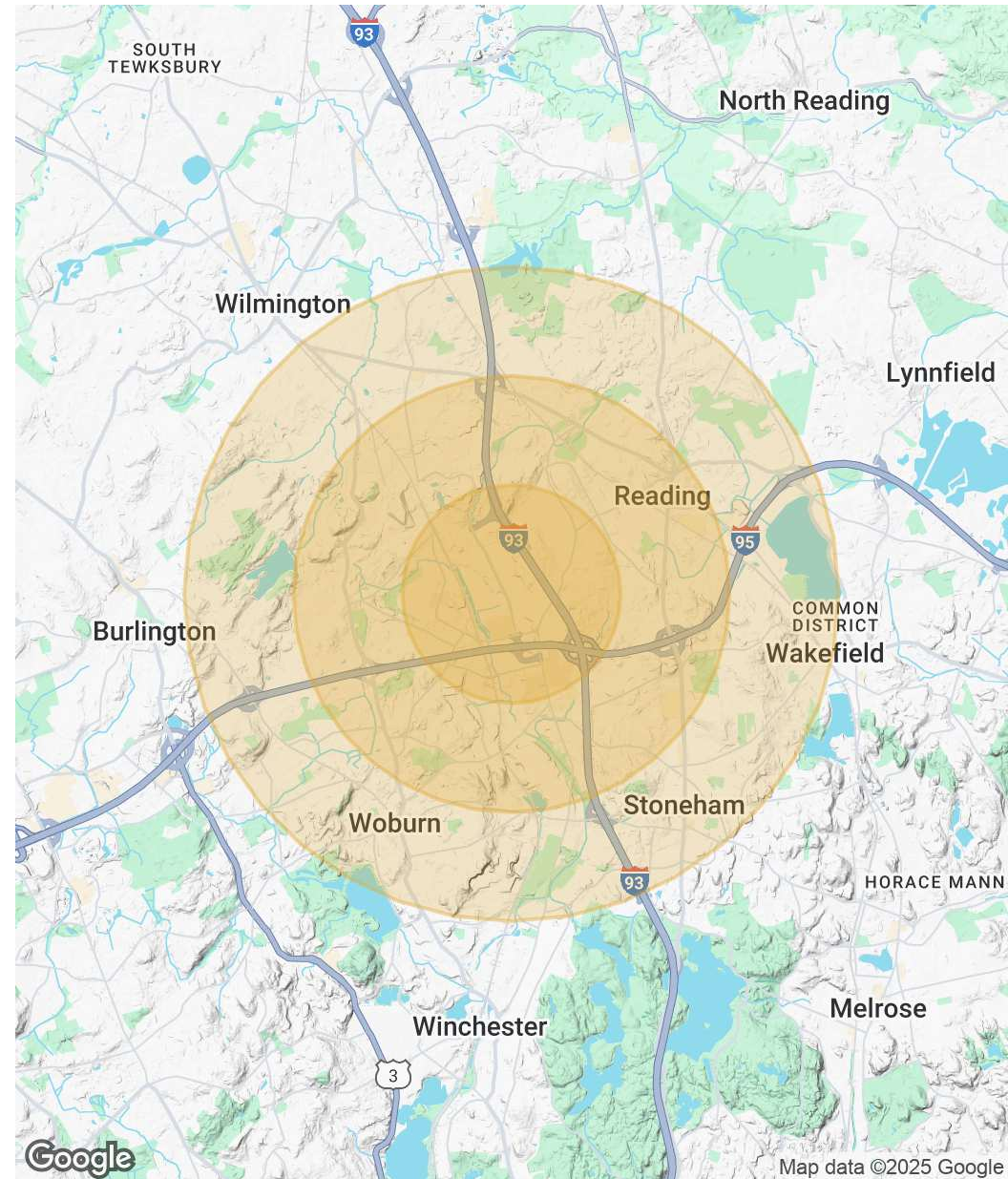


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,297	39,513	87,066
Average Age	42.6	42.1	42.7
Average Age (Male)	41.4	40.5	40.7
Average Age (Female)	45.4	43.5	44.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,144	15,926	35,425
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$132,560	\$119,672	\$123,862
Average House Value	\$550,968	\$527,102	\$529,476

2020 American Community Survey (ACS)



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# COMMERCIAL PROPERTY ADVISORS

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