

MARTIGNETTI REAL ESTATE IS PLEASED TO PRESENT:
NOW LEASING

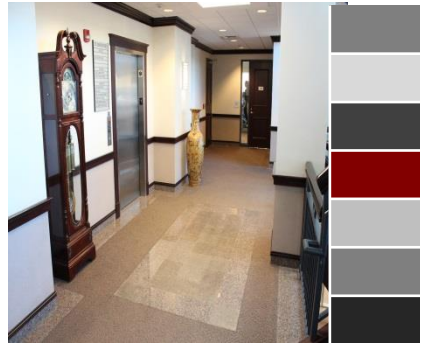
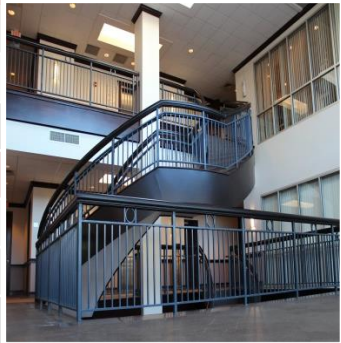
237 LEXINGTON
FIRST CLASS OFFICE BUILDING
1,596 SF - 5,796

BUILDING
INFORMATION:

- 42,007 SF BUILDING
- DEVELOPED IN 2001
- ROOFTOP HEAT/COOLING
- ENERGY EFFICIENT
- MULTIPLE ENTRANCES
- THREE LEVEL ATRIUM
- ADA ACCESSIBLE
- AMPLE FREE PARKING
- SIGNIFICANT TRAFFIC
- MULTI-TENANT EXPOSURE
- ON SITE BANK AND FITNESS CENTER

LOCATION:

- I-95 EASE OF ACCESS
- CROSSROADS OF COMMUNITIES
- MANY RETAIL AMENITIES IN IMMEDIATE VICINITY
- MBTA ACCESS INCLUDING EXPRESS TO BOSTON AND ALEWIFE



237 Lexington Street, Woburn, MA 01801



MARTIGNETTI
REAL ESTATE

Additional Information: 237 Lexington was purchased as a land sale and subsequently developed into a Class A office property in 2001. No detail was overlooked in the quality of the construction and finished provided. The property functions as a boutique office property with a number of uses including a bank, fitness center, law office, engineering firm, insurance agency, dentist, orthodontist, wealth management and sales offices.

Existing opportunities include the more budget friendly lower level space in this first class office property. This allows prospective businesses to join a vibrant group of tenants at a landmark property with fantastic accessibility and neighboring retail amenities. Tenants are able to walk to neighboring restaurants and retailers, make use of ample free parking and likewise have access to MBTA transportation including an express service to Boston.