



7 MCKAY AVE

WINCHESTER, MA

5,200 SF | FLEX OFFICE SPACE FOR LEASE

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,200 SF of flex office space available for lease.

LOCATION DESCRIPTION

Close proximity to Route 2, I-93, and I-95

PROPERTY HIGHLIGHTS

- Conveniently located 2 Miles from I-93 and 3 Miles from I-95
- Less than 1 mile from the Winchester train station
- Ample Parking with over 100 spaces
- Office space is subdivisible
- Less than 10 miles from Downtown Boston
- Ideal for medical office, medical laboratory, professional office, or flex industrial users.

OFFERING SUMMARY

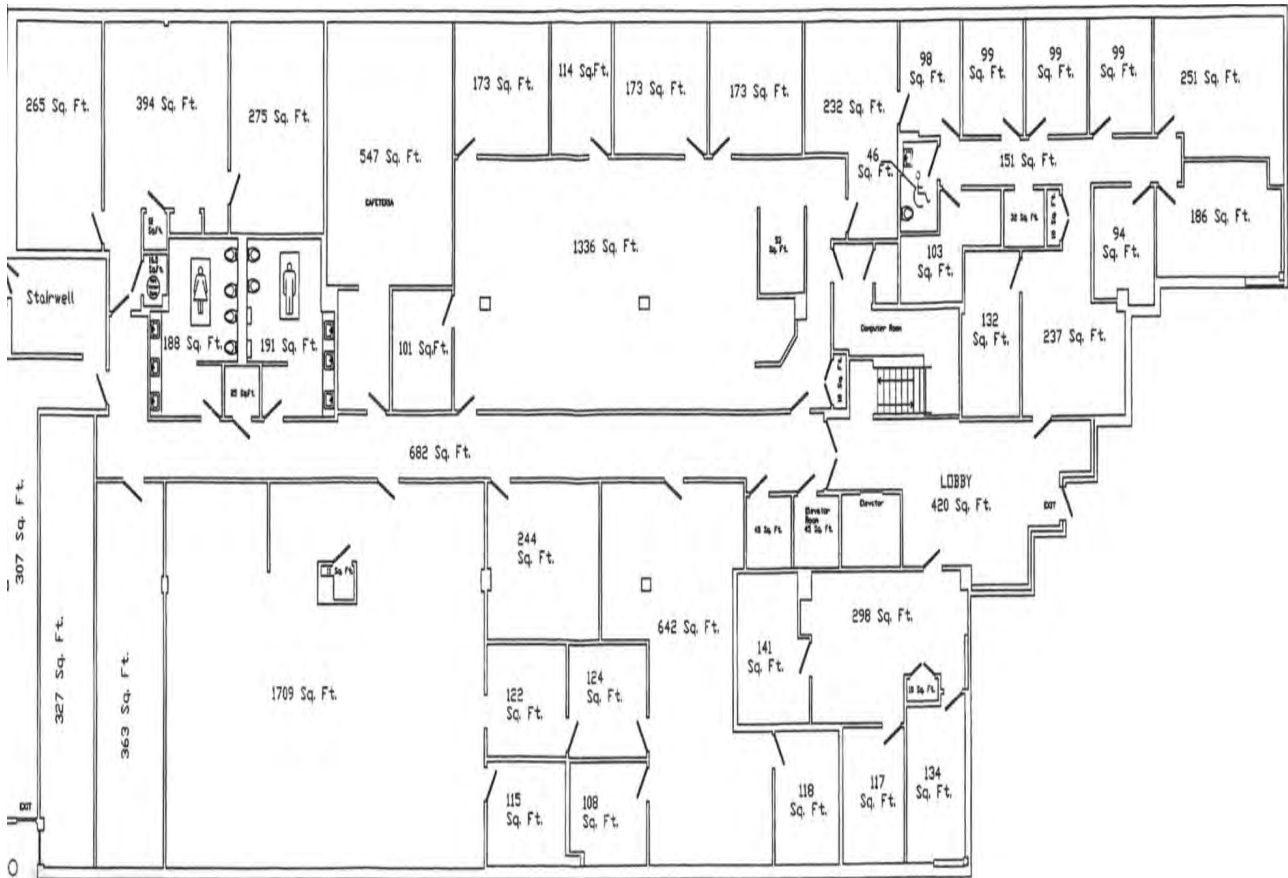
Building Size:	46,313 SF
Lot Size:	3 Acres
Available SF:	5,200 SF
Clear Height:	19'
Year Built:	1986
Zoning Code:	Light Industrial (IL)
Loading:	Four (4) Grade Level
Utilities:	Municipal
Power:	1,200a - Heavy
Sprinklers:	Wet
Parking Ratio:	2.48/1,000 SF
Lease Rate:	Market

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,224	39,773	162,365
Total Population	13,709	100,419	389,864
Average HH Income	\$171,007	\$148,306	\$132,733

FLOOR PLANS



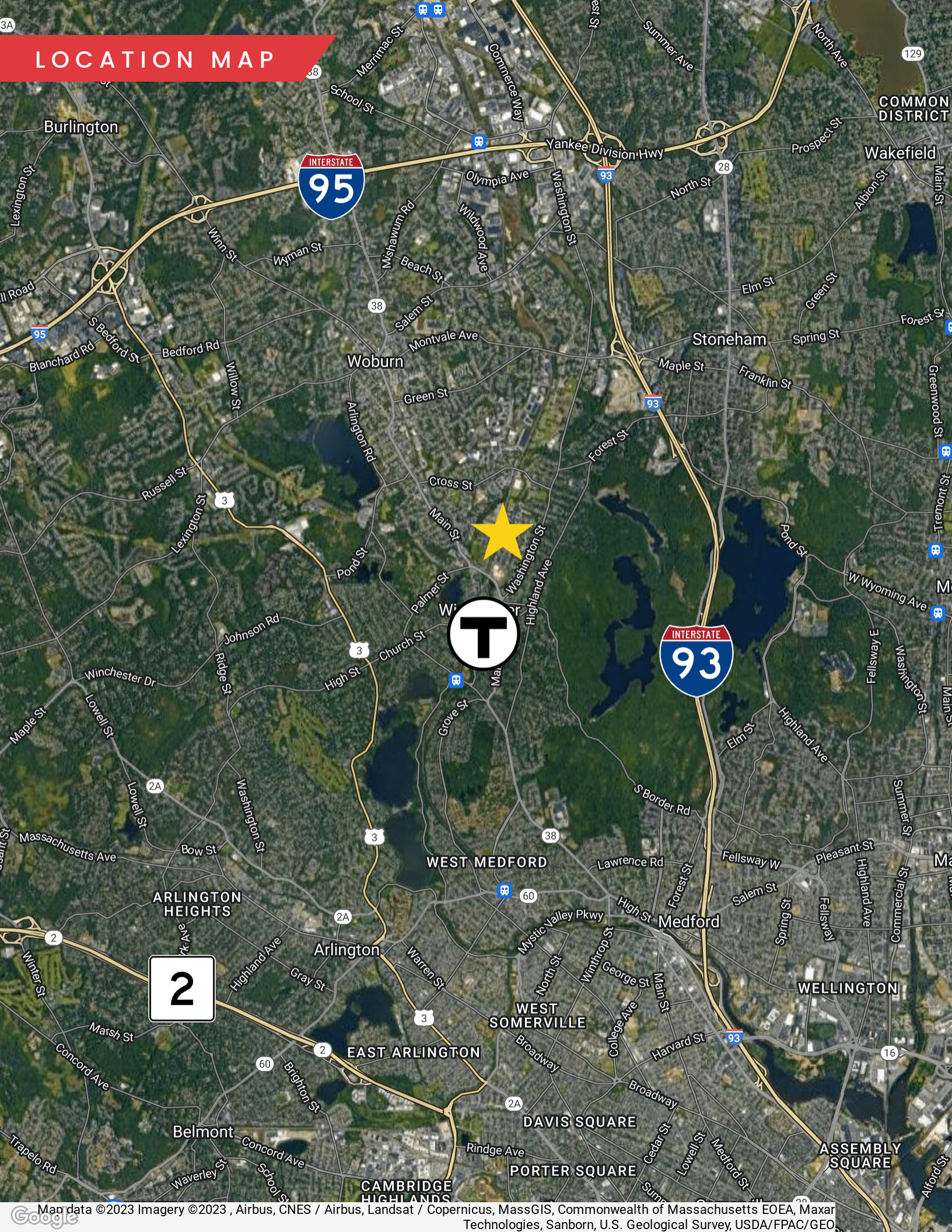
Warehouse - Floor Pan



First Floor Office - Floor Plan

ADDITIONAL PHOTOS





LOCATION MAP



Burlington

COMMON DISTRICT

Wakefield

Stoneham

Woburn

ARLINGTON HEIGHTS

WEST MEDFORD

Medford

WELLINGTON

WEST SOMERVILLE

EAST ARLINGTON

DAVIS SQUARE

PORTER SQUARE

ASSEMBLY SQUARE

Belmont

CAMBRIDGE HIGHLANDS

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