

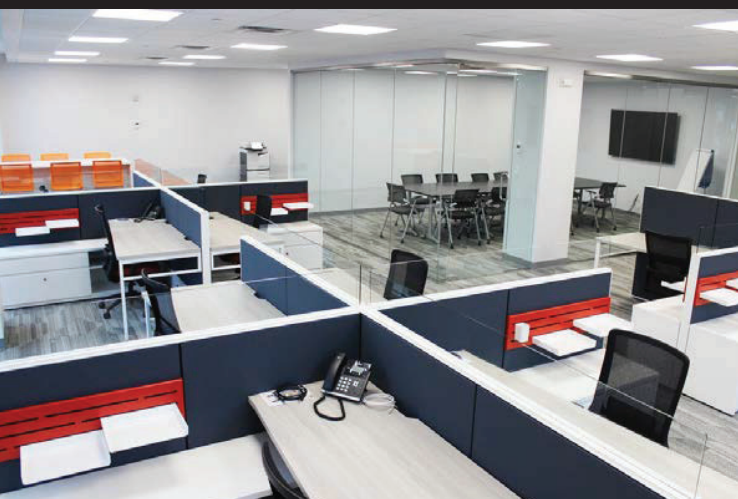
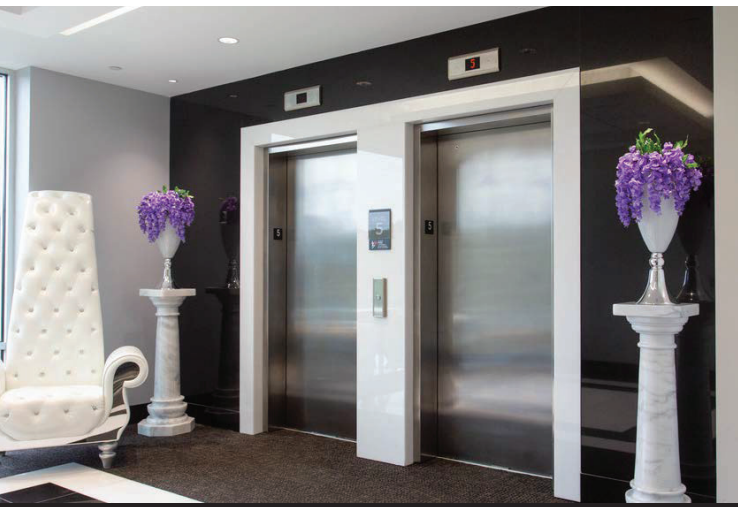


THE OFFICES @ 304 CAMBRIDGE

304 CAMBRIDGE ROAD, WOBURN, MASSACHUSETTS

MARTIGNETTI
REAL ESTATE

304 Cambridge Road | Woburn, MA 01801 | (617) 594-5603 | www.martignetti.co

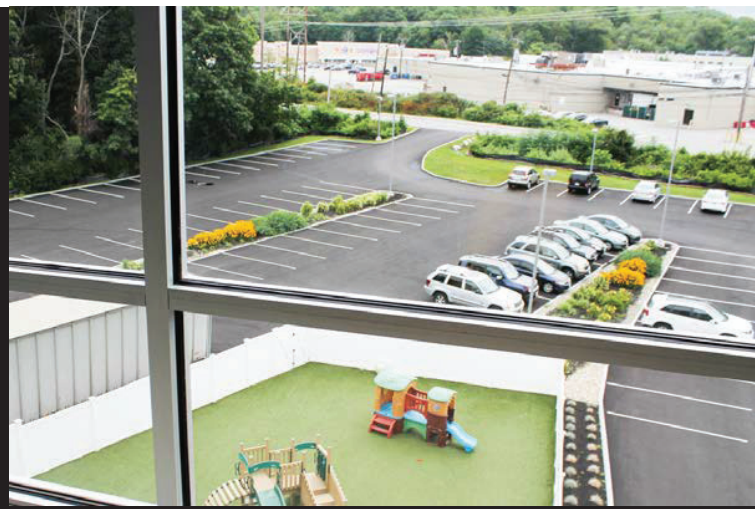


PROPERTY OVERVIEW

BUILDING SIZE:	60,679 SQUARE FEET
AVAILABLE SPACE:	3,300 SQUARE FEET
NEW CONSTRUCTION:	FULLY REDEVELOPED 2017/2018
FLOORS:	6 FL (+/-10,000 SF PLATES)
ACCESSIBILITY:	FULLY ACCESSIBLE ENTRANCE, RESTROOMS, 2 ELEVATORS
ZONING:	S-1 (MIXED-USE)
USES BY RIGHT:	OFFICE MEDICAL OFFICE PHYSICAL FITNESS RESTAURANT FINANCIAL SERVICES & MORE

UTILITIES

OWNER INCLUDES
AC/HEAT IN RENT. BIG
SAVINGS OVER OTHER
BUILDINGS



ADDITIONAL FEATURES

SUSTAINABLE &
EFFICIENT:

HIGH EFFICIENCY HVAC
LED LIGHTING, EV CAR
CHARGING, FLOOR TO
CEILING WINDOWS FOR
AMPLE NATURAL LIGHT

GREAT ACCESS &
VISIBILITY

I-95, I-93 & PUBLIC
TRANSIT, EASE OF ACCESS
TO BOSTON.

AMENITIES

DAYCARE

LAUNCH AND LEARN

FITNESS

FRED ASTAIRE
ORANGE THEORY
YOGA

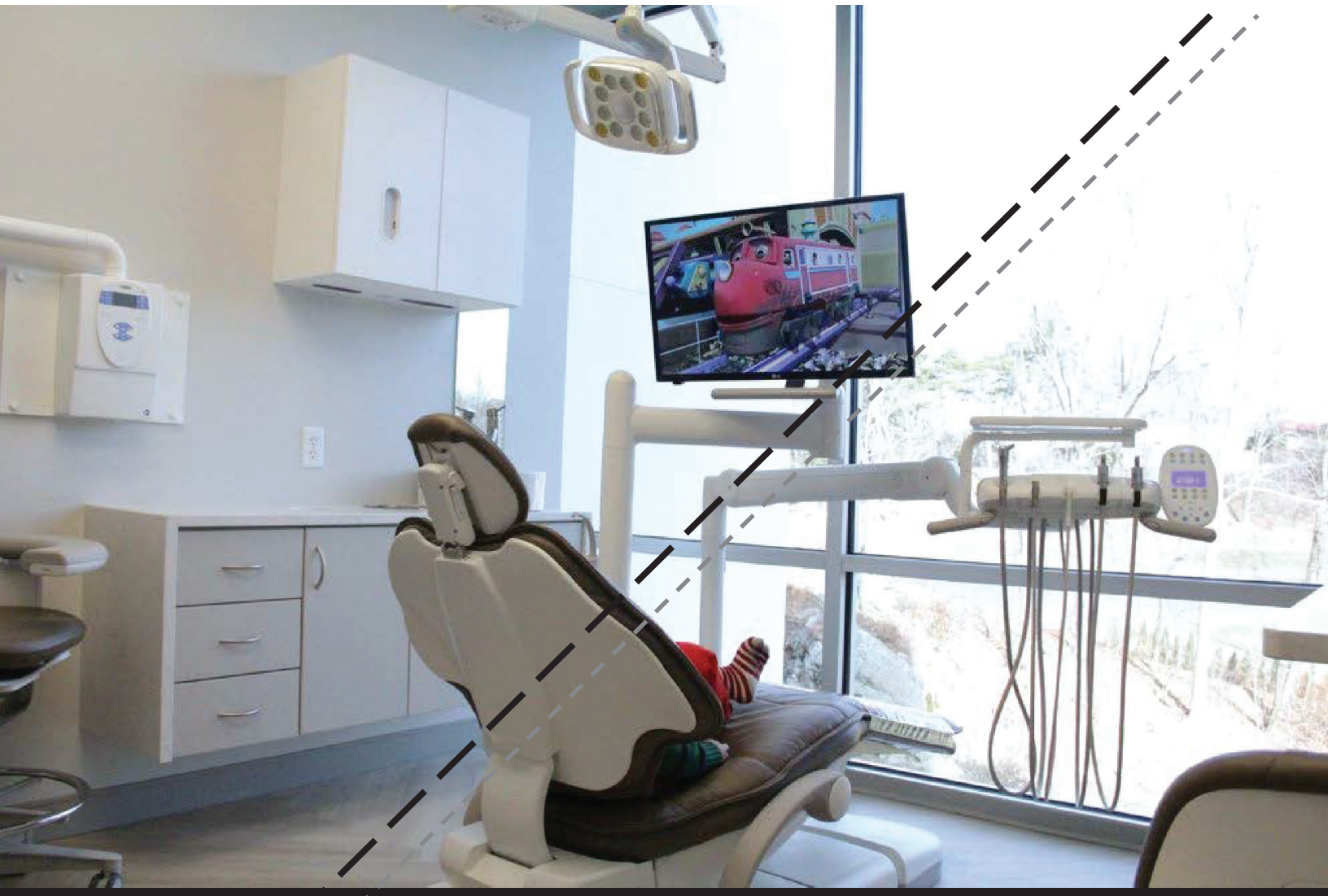
FOOD & MORE:

SOGNO (ON SITE)
WHOLE FOODS
WINCHESTER SAVINGS
DUNKIN'S
UPS STORE









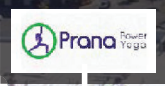
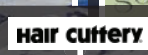






BOSTON

4 MILES TO
EXIT 36



20 MINUTE DRIVE
TO DOWNTOWN
BOSTON



30 MINUTES
FROM LOGAN
AIRPORT



19 MINUTE BUS
RIDE TO ALEWIFE
STATION



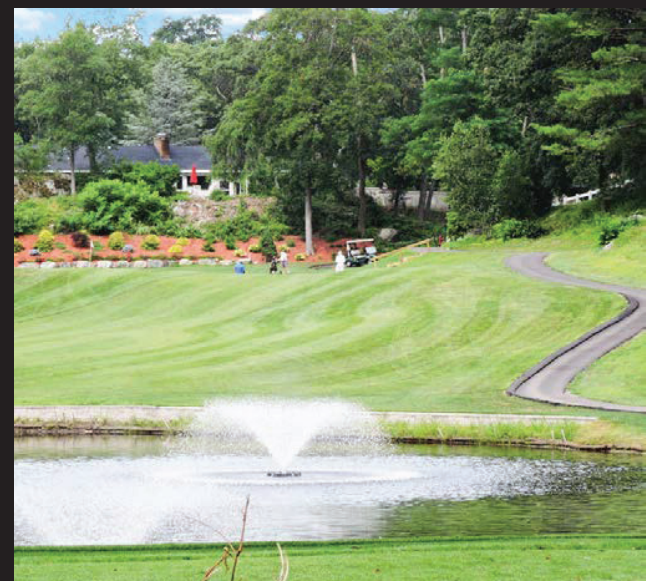
45 MINUTE MBTA
ACCESS TO
DOWNTOWN BOSTON

304

2.5 MILES TO
EXT 33-A-B



Chargepoint+



AMPLE PARKING
3.5 / 1,000 SF



2 MINUTE WALK TO MULTIPLE
AMENITIES AT WOBURN
PLAZA SHOPPING CENTER



CONTACT US TO ARRANGE A TOUR

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MARTIGNETTI
REAL ESTATE

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