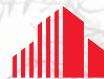


**BROKER  
INCENTIVE:**

\$2.00/SF FEE FOR  
SIGNED SUBLEASE BY  
JULY 1, 2025 AND  
\$1.50/SF BY  
SEPTEMBER 1, 2025



**CUSHMAN &  
WAKEFIELD**

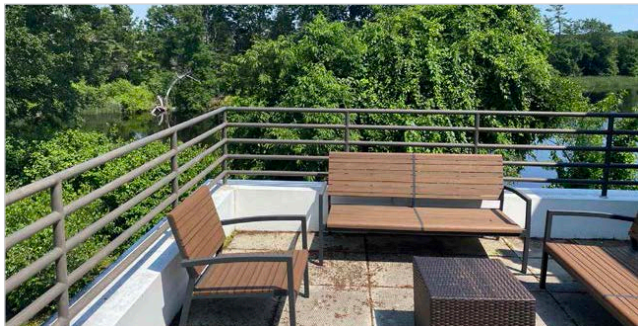
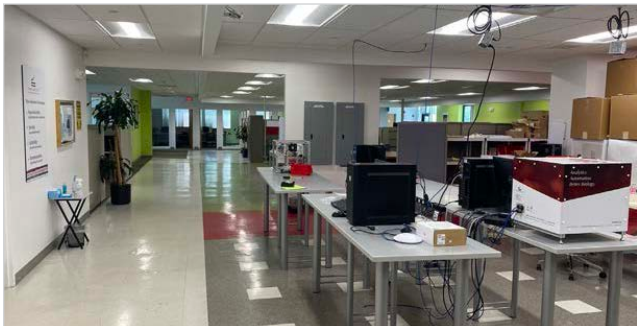
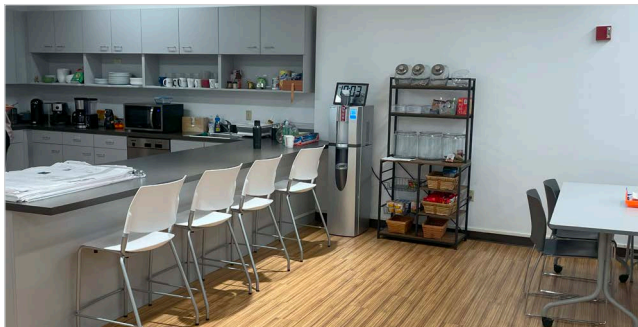
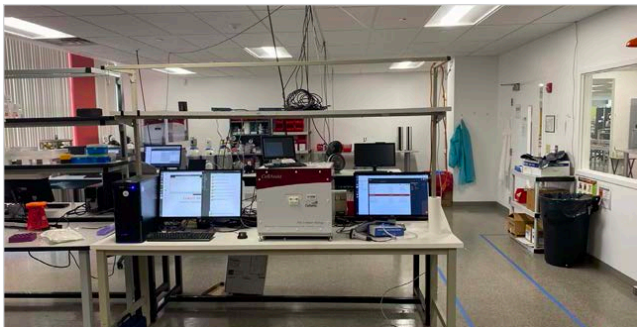
OFFICE, R&D, & FLEX SPACE FOR SUBLEASE

**7-11 AUDUBON ROAD**

WAKEFIELD, MA | **22,033 - 48,678 SF**



# THE OPPORTUNITY



FLEX/R&D  
SUBLEASE



FULLY  
FURNISHED



PRICING & TERM  
NEGOTIABLE

**DRY ROOM IS AVAILABLE,  
WHICH REQUIRES INSTALLATION**

# BUILDING DETAILS

## 7 AUDUBON

BUILDING TOTAL SF	26,645 SF
FLOORS	Two
ROOF	Fully adhered rubber membrane and sarnafil
CEILING HEIGHT	<ul style="list-style-type: none"><li>1st Floor - 9' drop ceiling, 10'10" to underside of joist</li><li>2nd Floor - 9' drop ceiling, 10'6" to underside of joist</li></ul>
PARKING	3.9/1,000 SF
CONNECTIVITY	Verizon Fiber, RCN Cable, Comcast

## UTILITIES

WATER & SEWER	Town of Wakefield
GAS	National Grid Gas
ELECTRIC	Wakefield Municipal Gas & Light

## SUITE HIGHLIGHTS

PREMISE SIZE	<ul style="list-style-type: none"><li>1st Floor - 14,145 SF</li><li>2nd Floor - 12,500 SF</li></ul>
LOADING	<ul style="list-style-type: none"><li>Dedicated loading dock - 4' height, 16T capacity</li><li>10'x10' powered rollup door</li></ul>
POWER	1,600A @ 480Y/277 (the electrical room is designed to accommodate another 800 amps and does not need to be modified, other than purchasing and installing the switchgear).
GENERATOR	Installation of a future generator easily accomplished using gas infrastructure (roof or pad mounted)
HVAC	<ul style="list-style-type: none"><li>Seven (7) packaged gas-fired rooftop units (49 tons)</li><li>One (1) lab exhaust fans (1,000 CFM)</li><li>Standalone thermostat controls (24/7/365)</li><li>Construction plans available to accommodate the installation of a 2,000 SF, 13 person dry room</li></ul>
OUTDOOR SPACE	<ul style="list-style-type: none"><li>Premises served by dedicated rooftop patio area</li><li>Ground-level patio shared with neighboring tenants</li></ul>
WINDOW	Operable sliding windows
PLUMBING	<ul style="list-style-type: none"><li>One (1) 115 gallon, 13.5kW hot water heater</li><li>Compressed air line distribution for twenty (20) bench stations</li><li>Chilled water distribution for four (4) workstations</li><li>One (1) active lab sink and one (1) combo emergency shower and eye wash station</li><li>One (1) caged chemical waste storage area</li></ul>



# BUILDING DETAILS

## 11 AUDUBON

BUILDING TOTAL SF	22,033 SF
FLOORS	Two
ROOF	Fully adhered rubber membrane and sarnafil
CEILING HEIGHT	<ul style="list-style-type: none"><li>1st Floor - 9' drop ceiling, 11'6" to underside of joist</li><li>2nd Floor - 9' drop ceiling, 10'6" to underside of joist</li></ul>
PARKING	3.9/1,000 SF
CONNECTIVITY	Verizon Fiber, RCN Cable, Comcast

## UTILITIES

WATER & SEWER	Town of Wakefield
GAS	National Grid Gas
ELECTRIC	Wakefield Municipal Gas & Light

## SUITE HIGHLIGHTS

PREMISE SIZE	<ul style="list-style-type: none"><li>1st Floor - 16,033 SF</li><li>2nd Floor - 6,000 SF</li></ul>
LOADING	Dedicated loading dock w/ 5T motorized dock lift
POWER	1,600A @ 208Y/120 Notifier addressable fire alarm system
GENERATOR	Installation of a future generator easily accomplished using gas infrastructure (roof or pad mounted)
HVAC	<ul style="list-style-type: none"><li>Nine (9) packaged gas-fired rooftop units (69 tons)</li><li>Three (3) lab exhaust fans (1,500 CFM)</li><li>Three (3) energy recovery ventilators (1,850 CFM)</li><li>One (1) IT ductless split (1.5T)</li><li>Standalone thermostat controls (24/7/365)</li><li>iWave in-duct air cleaning technology</li><li>MERV-13 filters (units that are 5T or higher)</li></ul>
OUTDOOR SPACE	<ul style="list-style-type: none"><li>Premises served by dedicated rooftop patio area</li><li>Ground-level patio shared with neighboring tenants</li></ul>
WINDOW	Operable sliding windows
LAB SPECS	Existing BSL infrastructure
PLUMBING	<ul style="list-style-type: none"><li>Two (2) wall-mounted on-demand hot water heaters (360,000 BTUs)</li><li>Nitrogen, vacuum, compressed air line infrastructure above lab area ceilings for twenty (20) bench stations</li><li>Water and waste line infrastructure for one (1) double lab sink and five (5) combo emergency shower &amp; eye wash stations</li><li>One (1) active lab sink and one (1) combo emergency shower and eye wash station</li><li>One (1) chemical waste storage area w/ spill containment berm</li></ul>

# AREA MAP



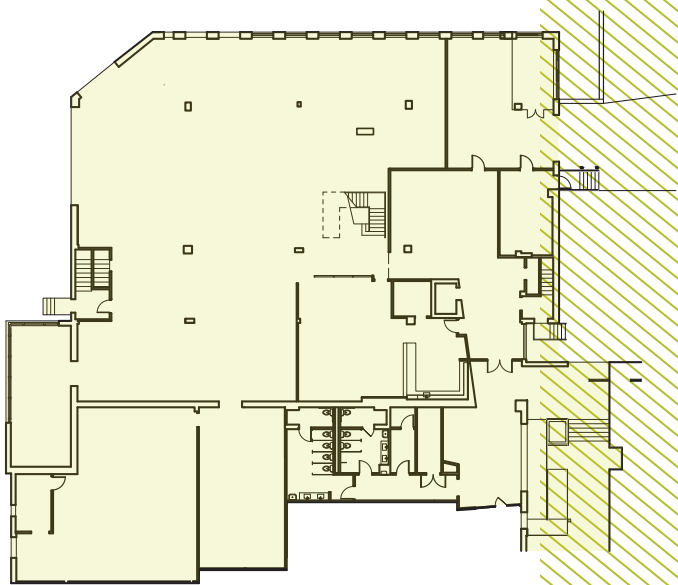


# AVAILABILITIES

7 AUDUBON - 26,645 SF

11 AUDUBON - 22,033 SF

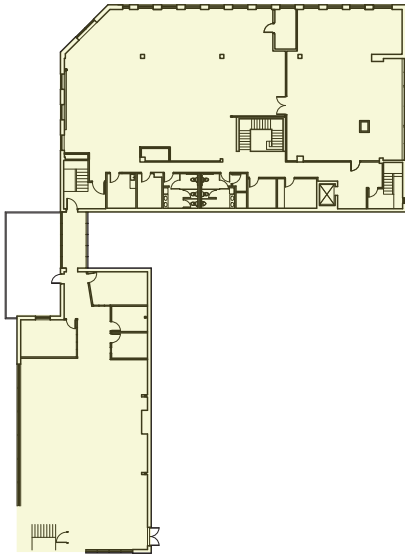
1ST FLOOR | 14,145 SF



1ST FLOOR | 16,033 SF

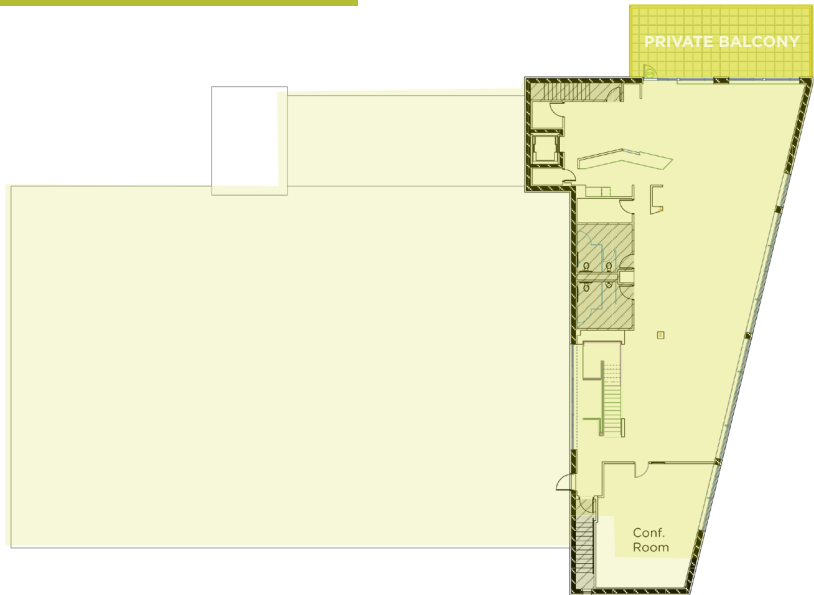


2ND FLOOR | 12,500 SF



6

2ND FLOOR | 6,000 SF



7





# 7-11 AUDUBON ROAD

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