



Suite L-M Sublease

34 Commerce Way, Woburn, MA 01801



Wronka, Ltd.

Commercial Real Estate Advisors



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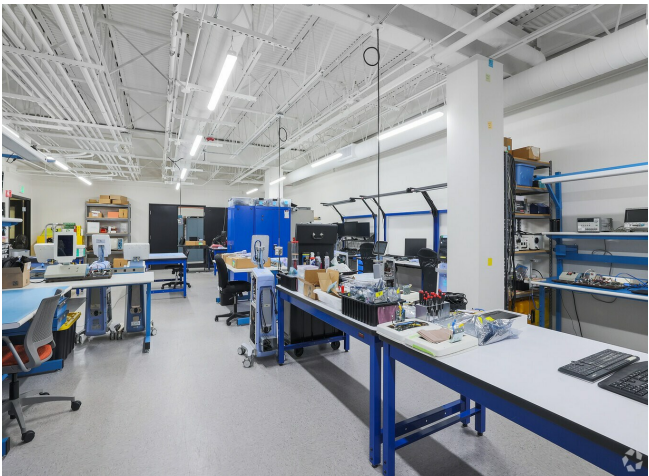
Suite L-M Sublease

\$28.06 /SF/YR

Multi-use facility with leasing opportunities for medical manufacturing, lab, and office space.

34 Commerce Way offers 29,464 square feet of available space with a flexible blend of medical manufacturing, lab, and support space, along with a high-quality...

- Look for the 3D logo in the bottom left corner of the photo in the media carousel to begin the virtual tour.
- 34 Commerce Way features areas for assembly, parts, shipping, GMP, machine shop, and an engineering room.
- Benefit from ample surface parking with six on-site EV charging stations.
- Conveniently located 6,000-pound freight elevator and five rooftop units.
- Experience a multi-level atrium lobby with a wraparound staircase and abundant natural light throughout.
- Minutes from Woburn Village Lifestyle Center, home to Panera, Shake Shack, Sally's Pizza, Surf Seafood, and more.

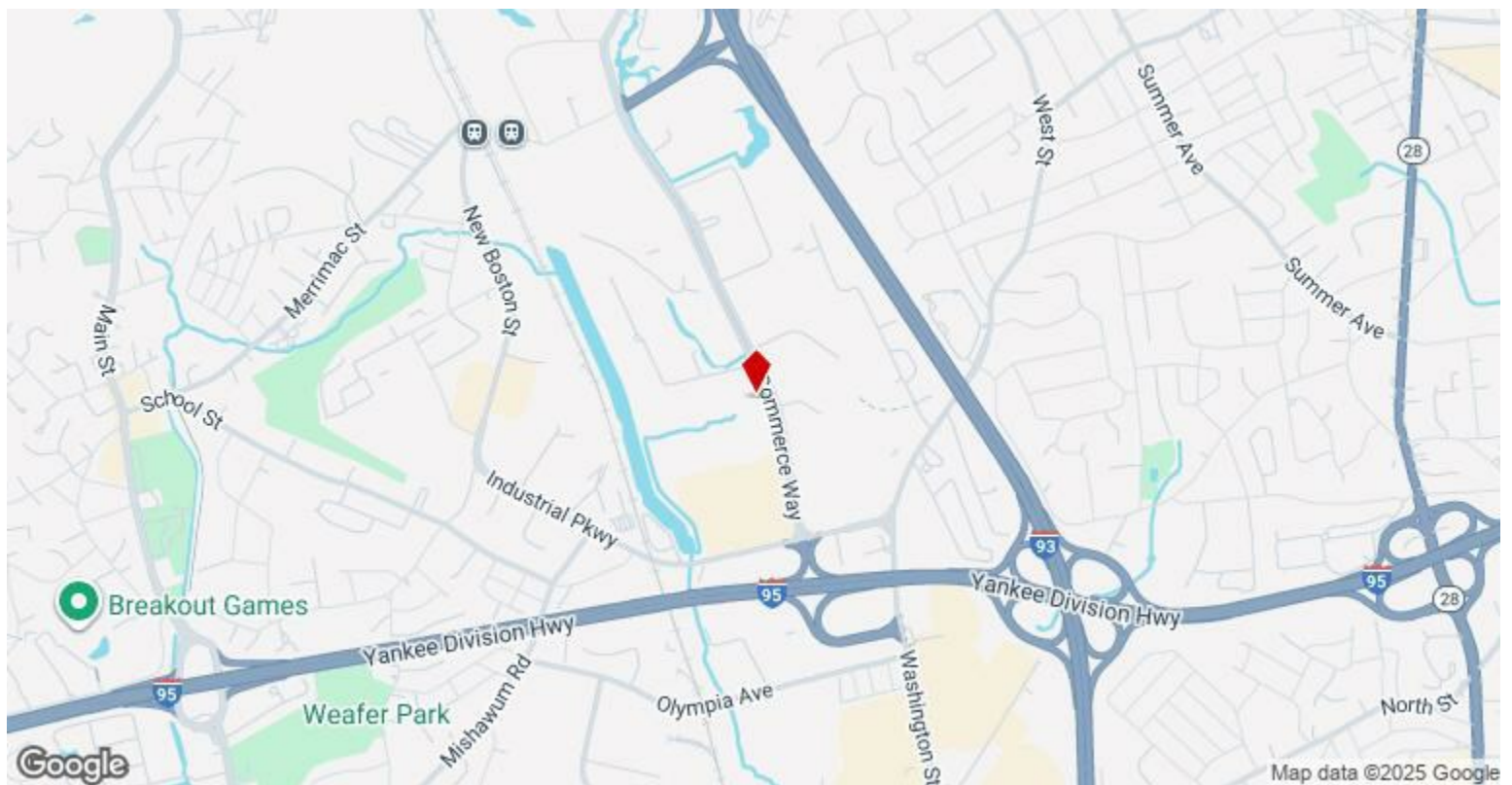


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|-------------------------|-----------------------------|
| Rental Rate: | \$28.06 /SF/YR |
| Property Type: | Flex |
| Property Subtype: | Flex Research & Development |
| Building Class: | B |
| Rentable Building Area: | 58,500 SF |
| Year Built: | 1976 |
| Rental Rate Mo: | \$2.34 /SF/MO |

1st Floor Ste L-M

| | |
|-----------------|----------------|
| Space Available | 29,464 SF |
| Rental Rate | \$28.06 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Space Type | Sublet |
| Space Use | Flex |

Suite L-M offers approximately 29,464 square feet of flexible medical manufacturing, lab, and support space, combined with a high-quality office build-out ideal for a headquarters or advanced R&D operation. Formerly occupied by Amgen, the suite features substantial mechanical, electrical, and plumbing infrastructure, a sealed loading area, and heavy power capacity—well suited for tech-driven or production-intensive users. The office area includes a contemporary layout with private offices, multiple conference rooms, open workstations, two kitchens and break areas, and eight private restrooms, with many improvements, newly built, or minimally used. The building's modern design promotes both collaboration and privacy, featuring abundant natural light, LED lighting, and efficient floor plans. A lease extension is available directly with ownership through Wronka Ltd.



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Multi-use facility with leasing opportunities for medical manufacturing, lab, and office space.

34 Commerce Way offers 29,464 square feet of available space with a flexible blend of medical manufacturing, lab, and support space, along with a high-quality office build-out suited for a headquarters or advanced R&D operations. Formerly occupied by Amgen, the property includes significant mechanical, electrical, and plumbing infrastructure, along with a sealed loading area and heavy-power capacity, ideal for tech-driven or production-intensive uses.

The office area features a contemporary layout with numerous improvements that are either newly built or minimally used. These include private offices, multiple conference rooms, open workstations, two kitchen and break areas, and eight private restrooms. The building's modern design supports both collaborative and private work environments, with ample natural light, LED lighting, and efficient floor layouts. Direct leasing is available with the owner through Wronka Ltd.

Located along highly visible Commerce Way, 34 Commerce Way offers direct highway access between the Interstate 95/Interstate 93 interchange and the Commerce Way exit off Interstate 93. The property is ideally positioned near Boston and Cambridge, with excellent transit connections via the nearby Anderson Regional Transportation Center, offering Logan Express, MBTA bus service, and commuter rail access.

A wide variety of restaurants, hotels, medical offices, and health and wellness services are easily accessible from the property, including nearby Woburn Village within walking distance, along with Target Plaza and Cummings Park.

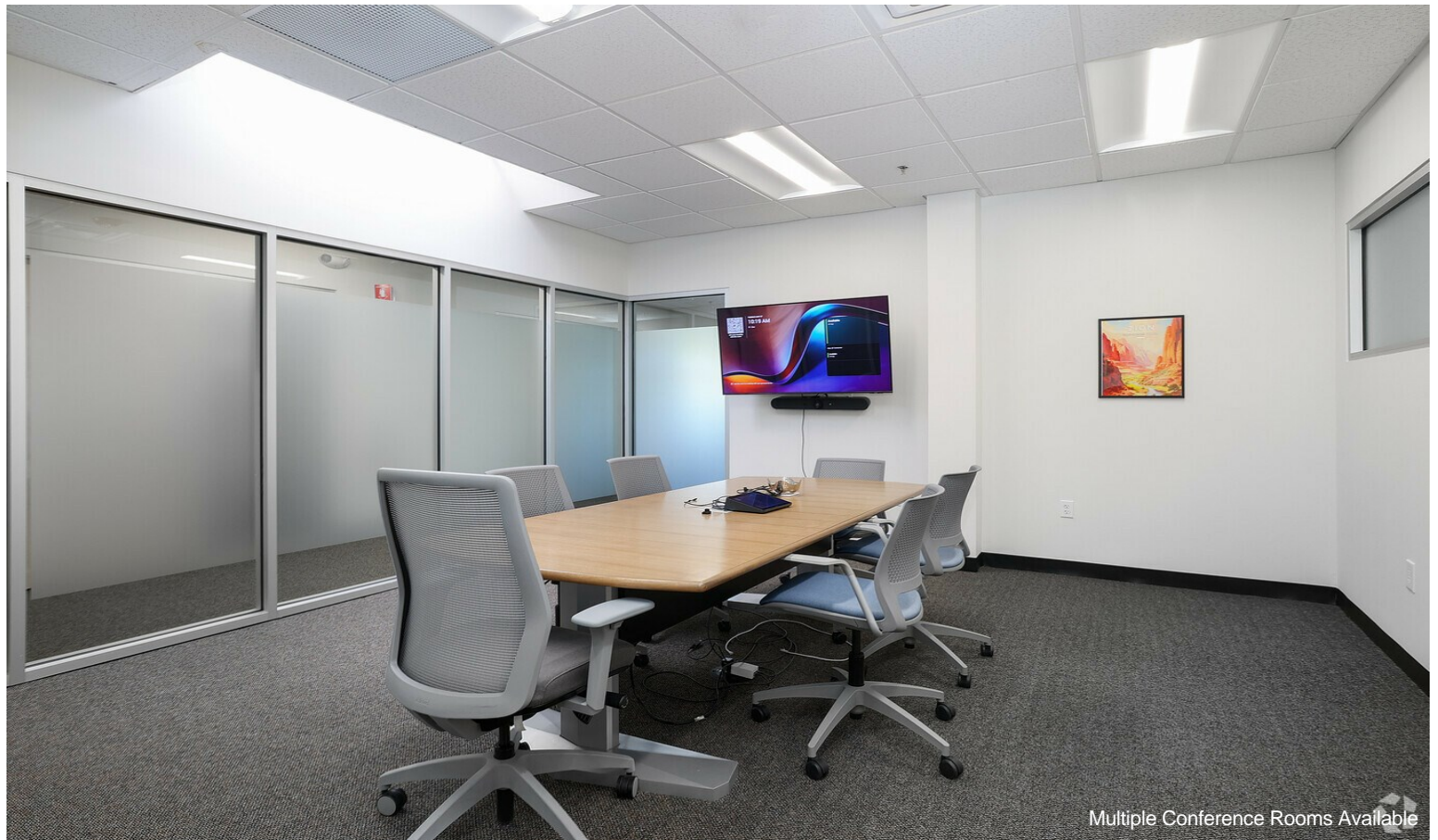
Property Photos



Property Photos



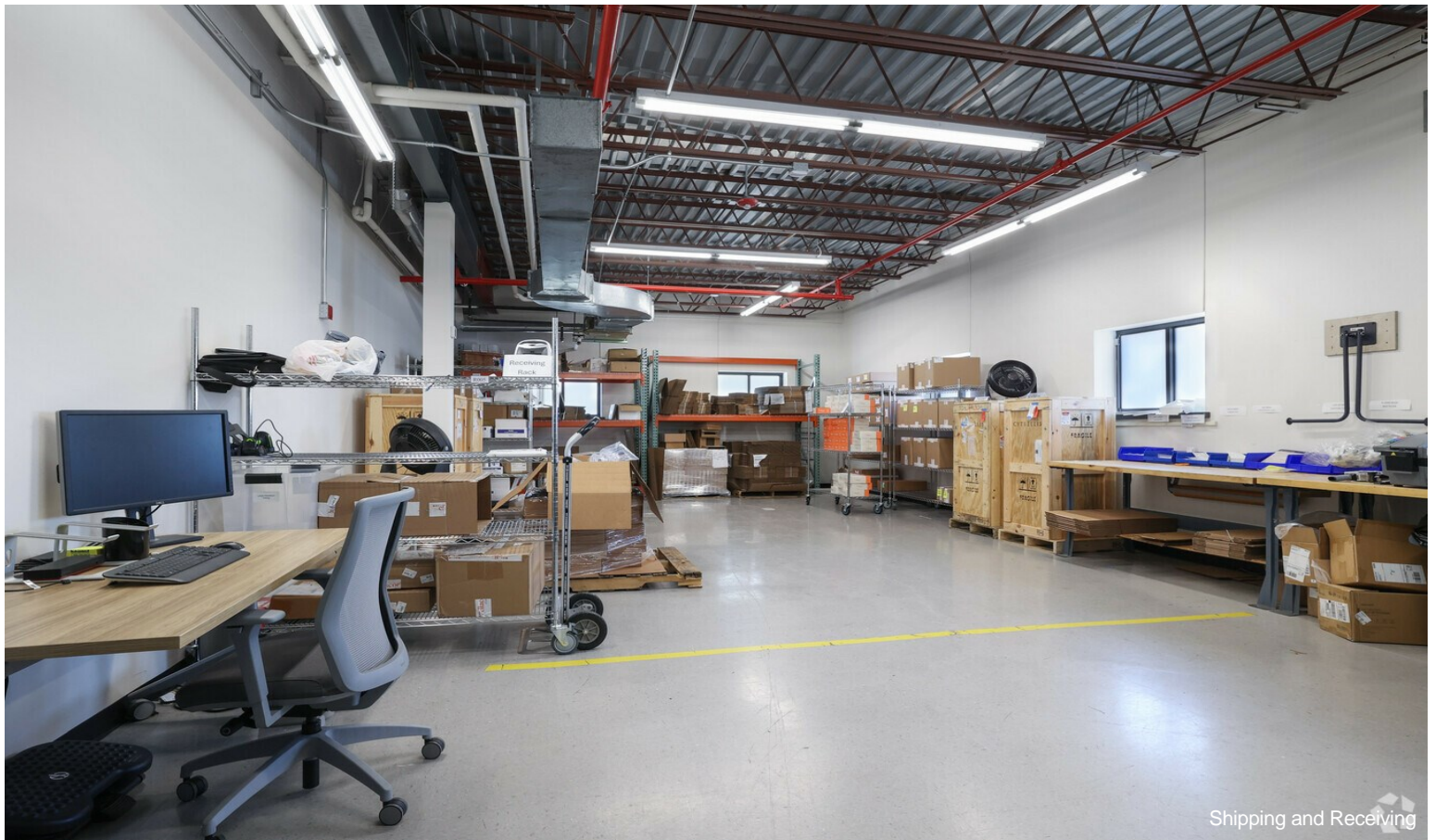
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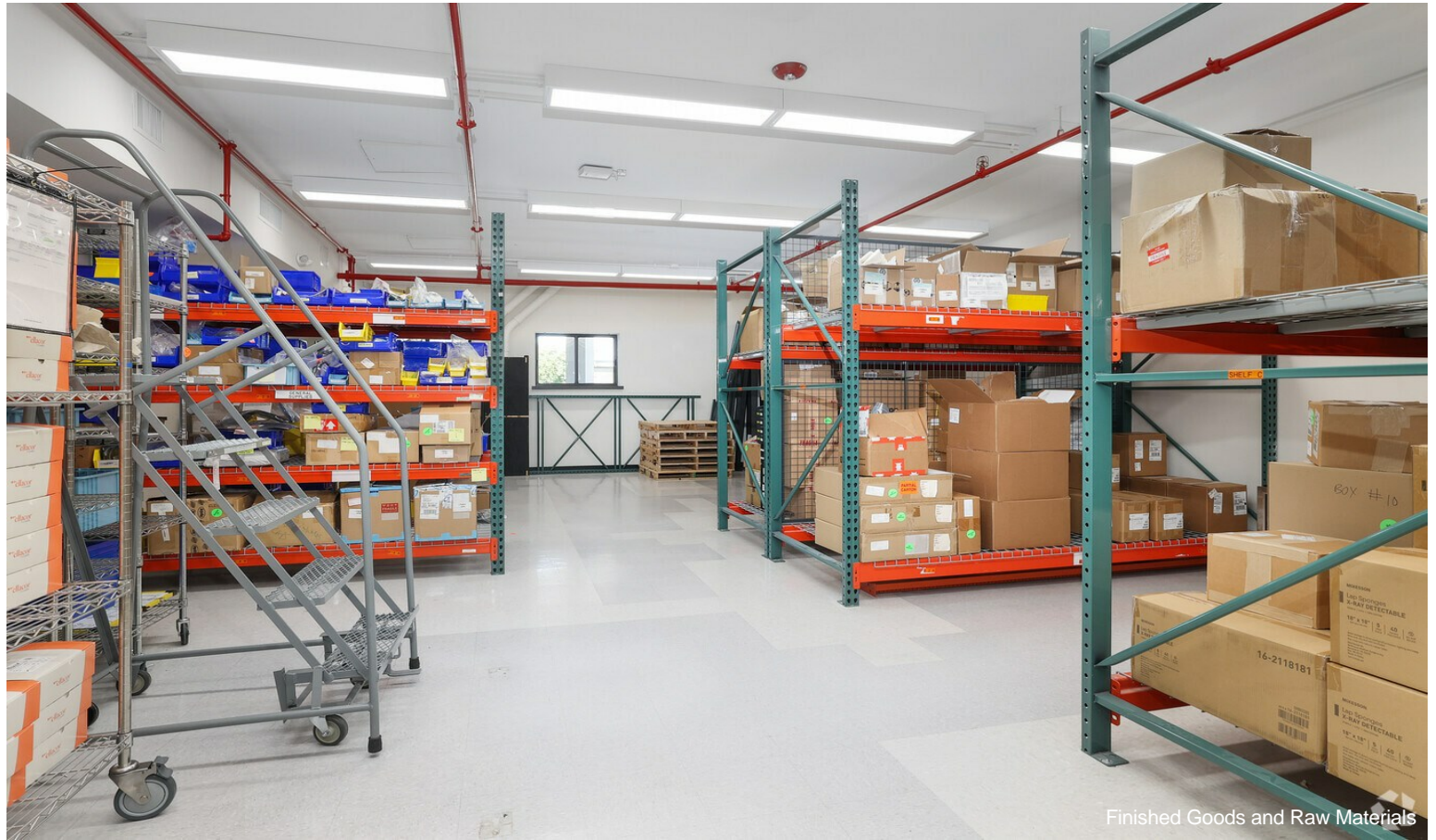
Property Photos



Property Photos



Property Photos



Finished Goods and Raw Materials



Private Office for Focused Work

Property Photos



Property Photos



Property Photos



Property Photos



Walking Distance to Dining, Shopping, and Health Services