

**107**  
**AUDUBON**  
**ROAD**  
—  
WAKEFIELD  
MASSACHUSETTS







½ MILE



7 MILES



3 ½ MILES



19 MILES  
LOGAN INT. AIRPORT



20+ RESTAURANTS  
WITHIN ½ MILE



30+ RETAILERS  
WITHIN ½ MILE



5 COFFEE SHOPS  
WITHIN ½ MILE



7 FITNESS  
CENTERS  
WITHIN ½ MILE



# BUILDING 1

## SPECIFICATIONS

**AVAILABLE SF:** Building 1: 9,613 SF  
(Office/Medical/R&D)

**PROPERTY TYPE:** Flex/Office

**FLOORS:** 1

**CLEAR HEIGHT:** 12'

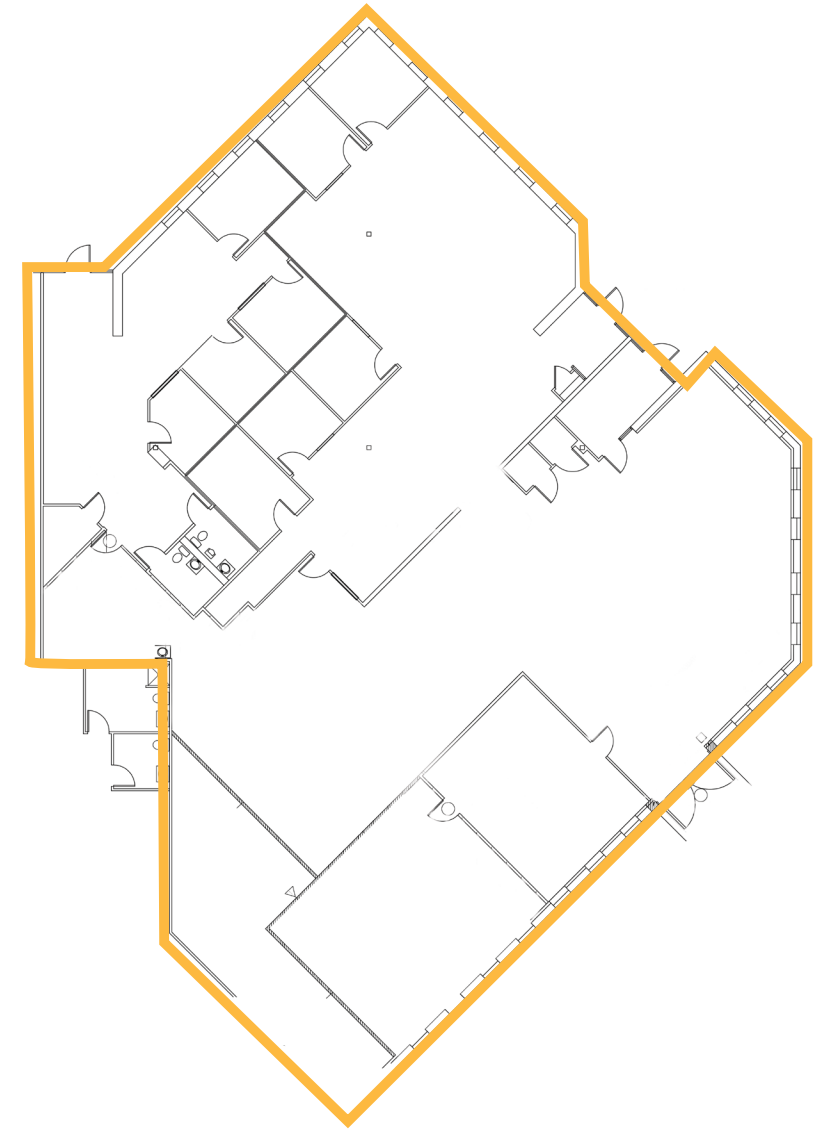
**LOADING:** At Grade

**PARKING:** 3.5 per 1,000 SF

**HVAC:** 100%

**UTILITIES:** *Electric:* Wakefield Municipal  
*Water/Sewer:* Town of Wakefield

**BUILDING 1 | 9,613 SF**





# BUILDING 2

## SPECIFICATIONS

**AVAILABLE SF:** First Floor: 2,570 SF  
Third Floor: 2,960 - 10,419 SF

**PROPERTY TYPE:** Office

**FLOORS:** First & Third

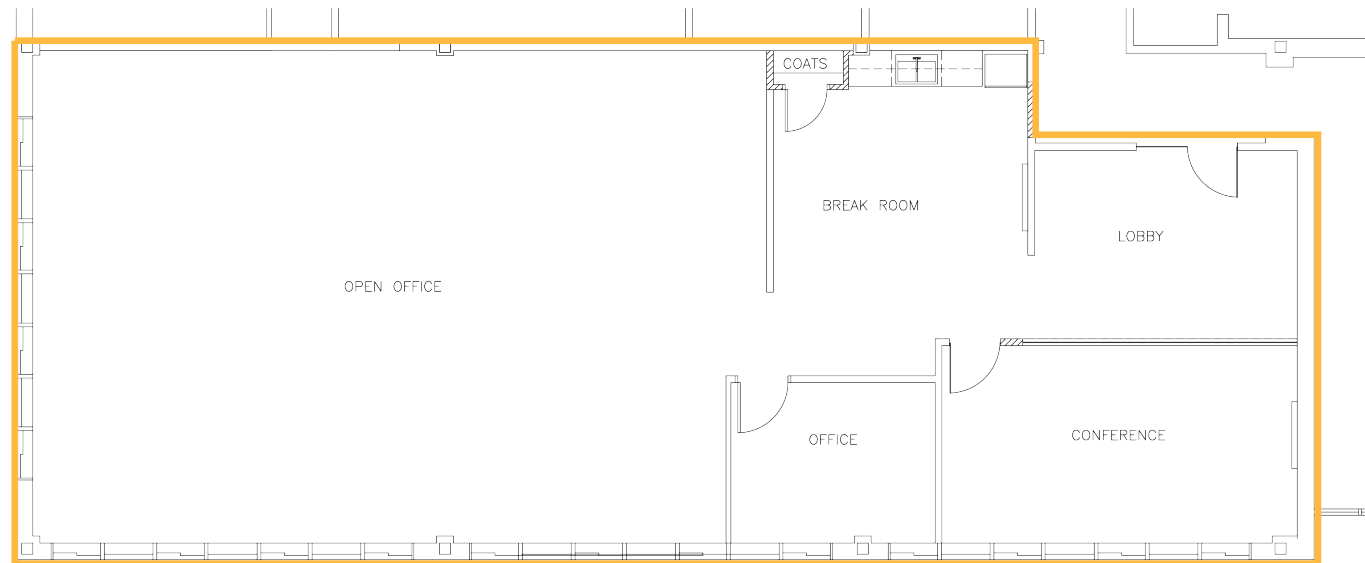
**BUILDING SIZE:** 41,400 SF

**PARKING:** 3.5 per 1,000 SF

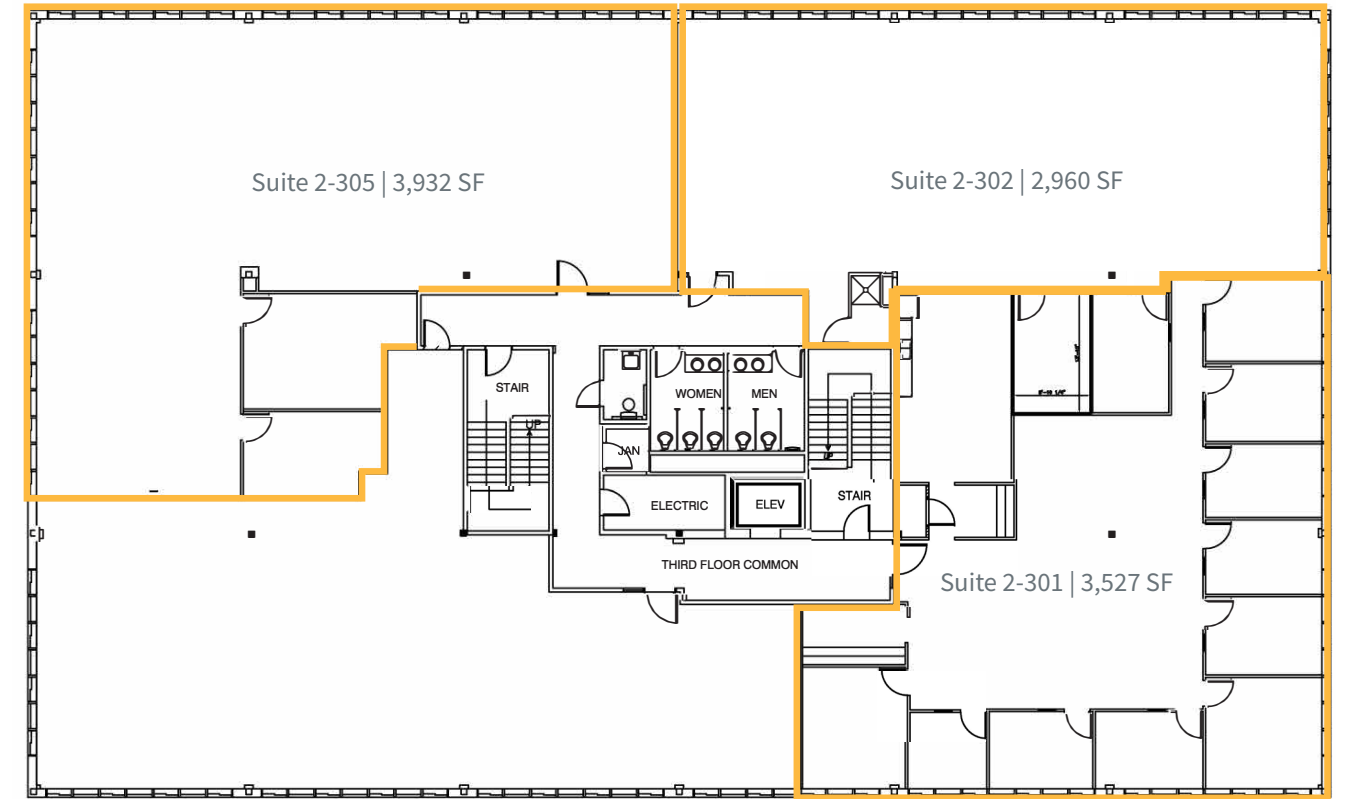
**UTILITIES:** *Electric:* Wakefield Municipal  
*Water/Sewer:* Town of Wakefield

**FEATURES:** On-site Management  
Turnkey Build-out  
Handicap Accessible

## FIRST FLOOR | 2,570 SF



## THIRD FLOOR | 2,960 - 10,419 SF







# 107 AUDUBON ROAD

WAKEFIELD  
MASSACHUSETTS

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