

Retail with 40,125 Vehicles/Day

400 W Cummings Park, Woburn, MA 01801



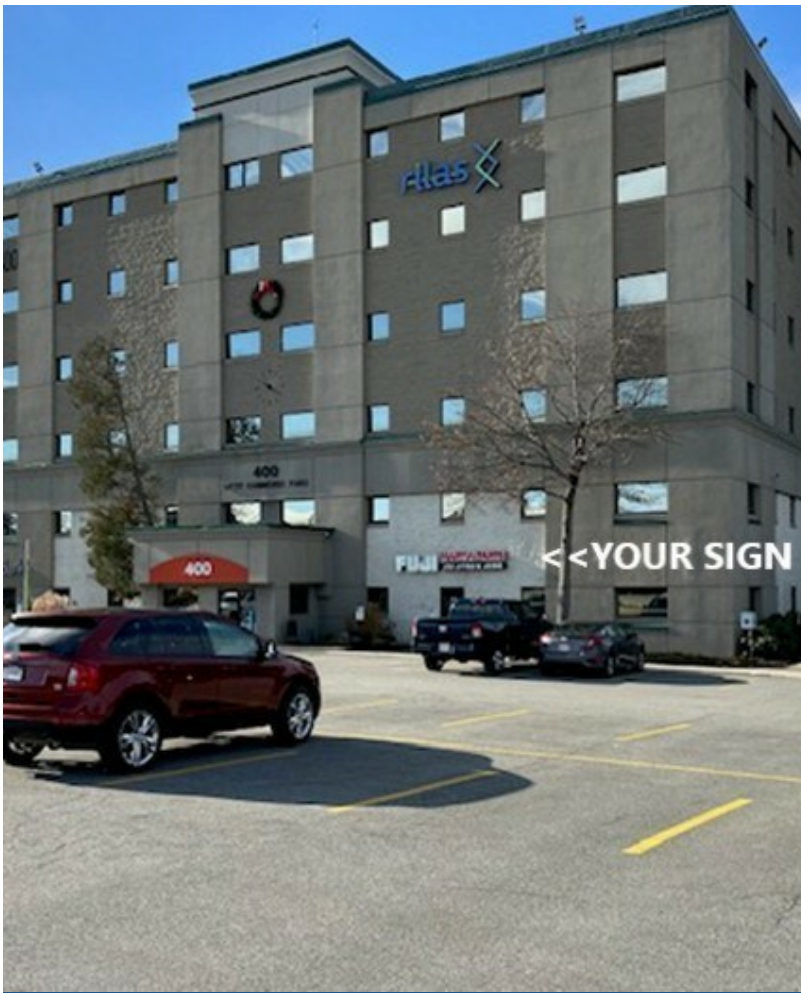
Wronka, Ltd.

Commercial Real Estate Advisors



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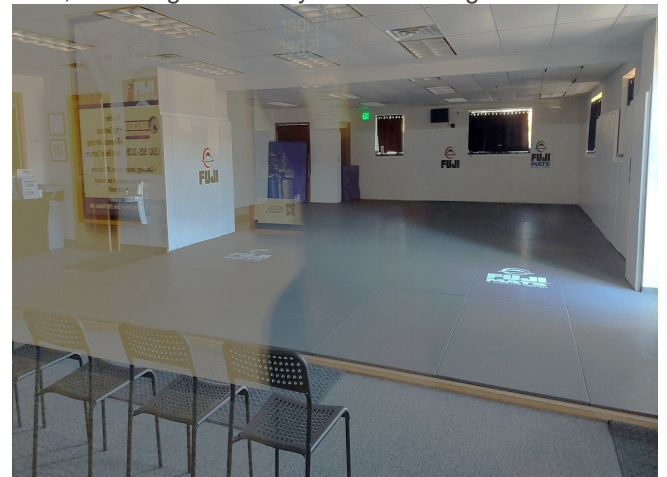


Retail with 40,125 Vehicles/Day

Upon Request

1st Floor Corner Suite 1800 - Prime Retail/Office Space:
 Double Retail Entry: Direct access with parking at both entrances
 Interior Features: Private office, abundant natural light, two private restrooms (including a shower), and ADA accessibility
 Lease...

- Parking at door to Suite 1800 & ample free surface parking available for tenants and visitors
- Washington Street Signage opposite Staples available on building and pylon-40,125 Vehicles
- Conveniently located at the intersection of I-95 (Route 128) and I-93.
- Convenient public transportation: MBTA Bus 354 (Woburn Express to Boston via I-93) stops directly at the building entrance
- Extensive range of amenities available both within the business park, in the building, and the surrounding area, including the nearby Woburn Village



Rental Rate: Upon Request

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 187,491 SF

Year Built: 1982

Walk Score ®: 56 (Somewhat Walkable)

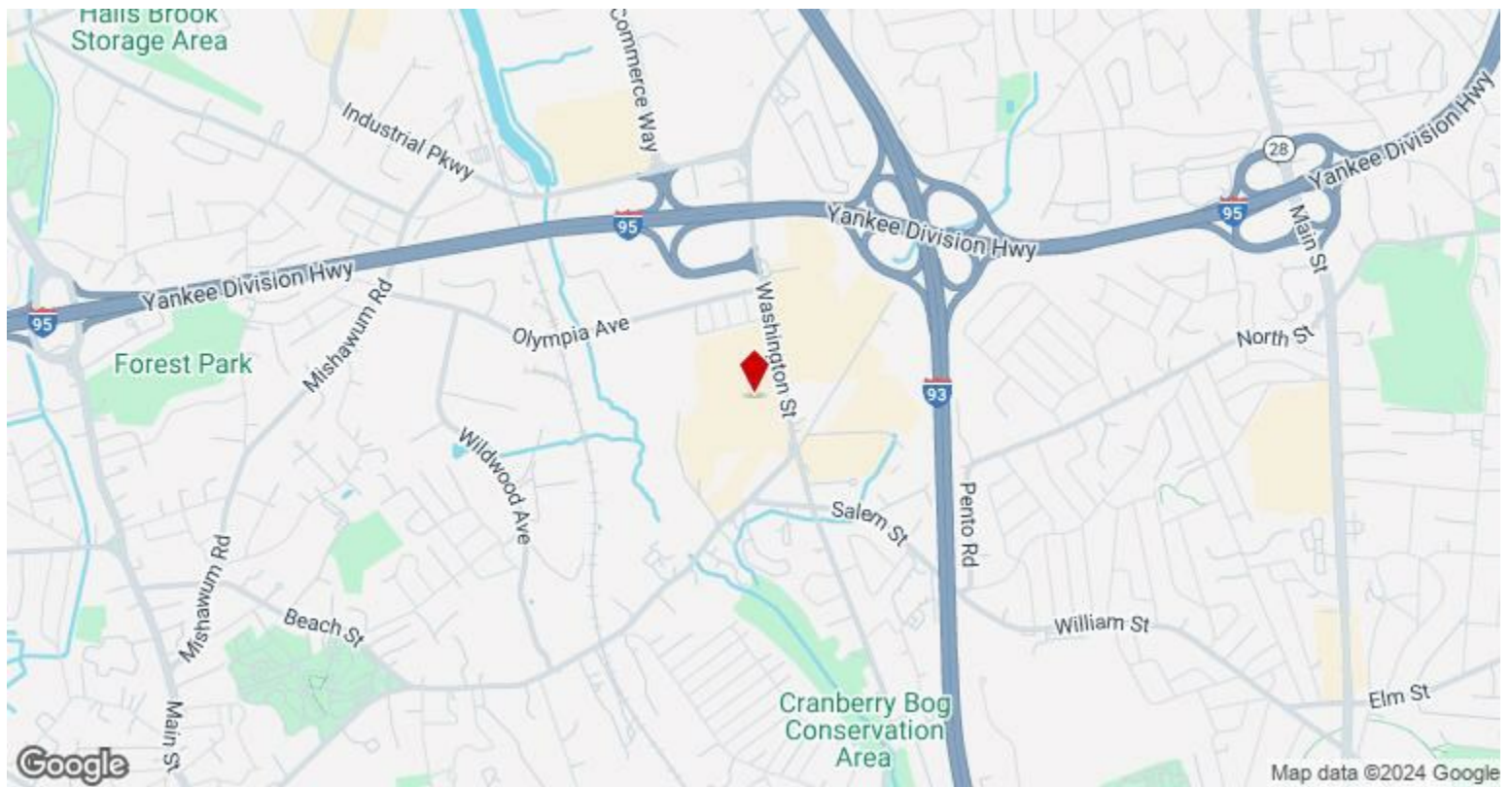
Transit Score ®: 20 (Minimal Transit)

Rental Rate Mo: Upon Request

1st Floor Ste 1800

Space Available	2,105 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Sublet
Space Use	Office/Retail
Lease Term	Negotiable

1st Floor Corner Suite - Prime Retail/Office Space: Double Retail Entry: Direct access with parking at both entrances Interior Features: Private office, abundant natural light, two private restrooms (including a shower), and ADA accessibility Lease Options: Sublease with potential for direct lease extension with the Owner Parking: Parking at Suite 1800 entrance plus ample free parking for tenants and visitors High-Visibility Signage: Building and Pylon Signage on Washington Street, directly opposite Staples, with 40,125 vehicles daily Public Transit Access: MBTA Bus 354 (Woburn Express to Boston via I-93) stops directly at the building entrance



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High-Visibility Signage: Building and Pylon Signage on Washington Street, directly opposite Staples, with 40,125 vehicles daily

Public Transit Access: MBTA Bus 354 (Woburn Express to Boston via I-93) stops directly at the building entrance

Property Photos

