



800 West Cummings Park

800 W Cummings Park, Woburn, MA 01801



Wronka, Ltd.
Commercial Real Estate Advisors



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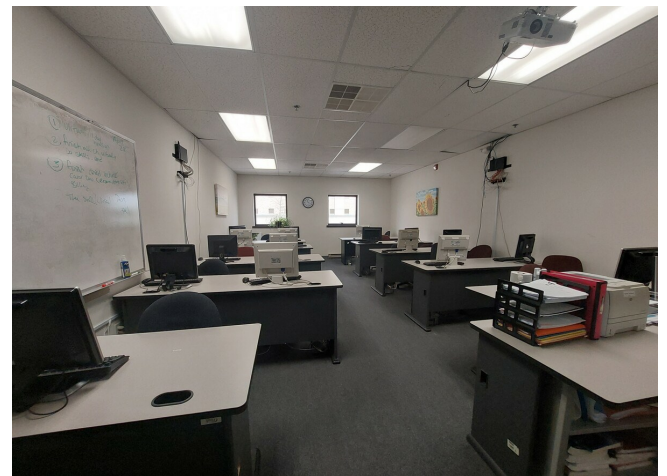


800 West Cummings Park

\$16.95 /SF/YR

Suite 3450 is part of 3 suites which may be combined with either or both of adjacent Suites 3450 and 3550 for up to 4,828 sf. For professional office, sales, training, call center. Loading door access outside entry to Suites 3450 and 3550 for Flex use. Move-in Ready; Furniture may be available. Suite 3550 includes kitchen/break area; Suites 3250 and 3550 each have a private restroom....

- Conveniently located at the junction of I-95 (Route 128) and I-93
- Amenities within the building, within the business park and surrounding area
- Recently upgraded common areas
- Free daytime parking



Rental Rate:	\$16.95 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	186,642 SF
Year Built:	1985
Walk Score ®:	51 (Somewhat Walkable)
Transit Score ®:	21 (Minimal Transit)
Rental Rate Mo:	\$1.41 /SF/MO

3rd Floor Ste 3250

Space Available	1,858 SF
Rental Rate	\$16.95 /SF/YR
Contiguous Area	4,828 SF
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Suite 3250 is part of 3 suites which is available individually or combined. Suite 3250 may be combined with adjacent Suite 3450 for total of 3,173 sf or with Suites 3450 and 3550 for total of 4,828 sf. For professional office, sales, training, call center. Loading door access outside entry to Suites 3450 and 3550 for Flex use. Suite 3550 includes kitchen/break area; Suites 3250 and 3550 each have a private restroom. Move-in Ready; Furniture may be available.

3rd Floor Ste 3450

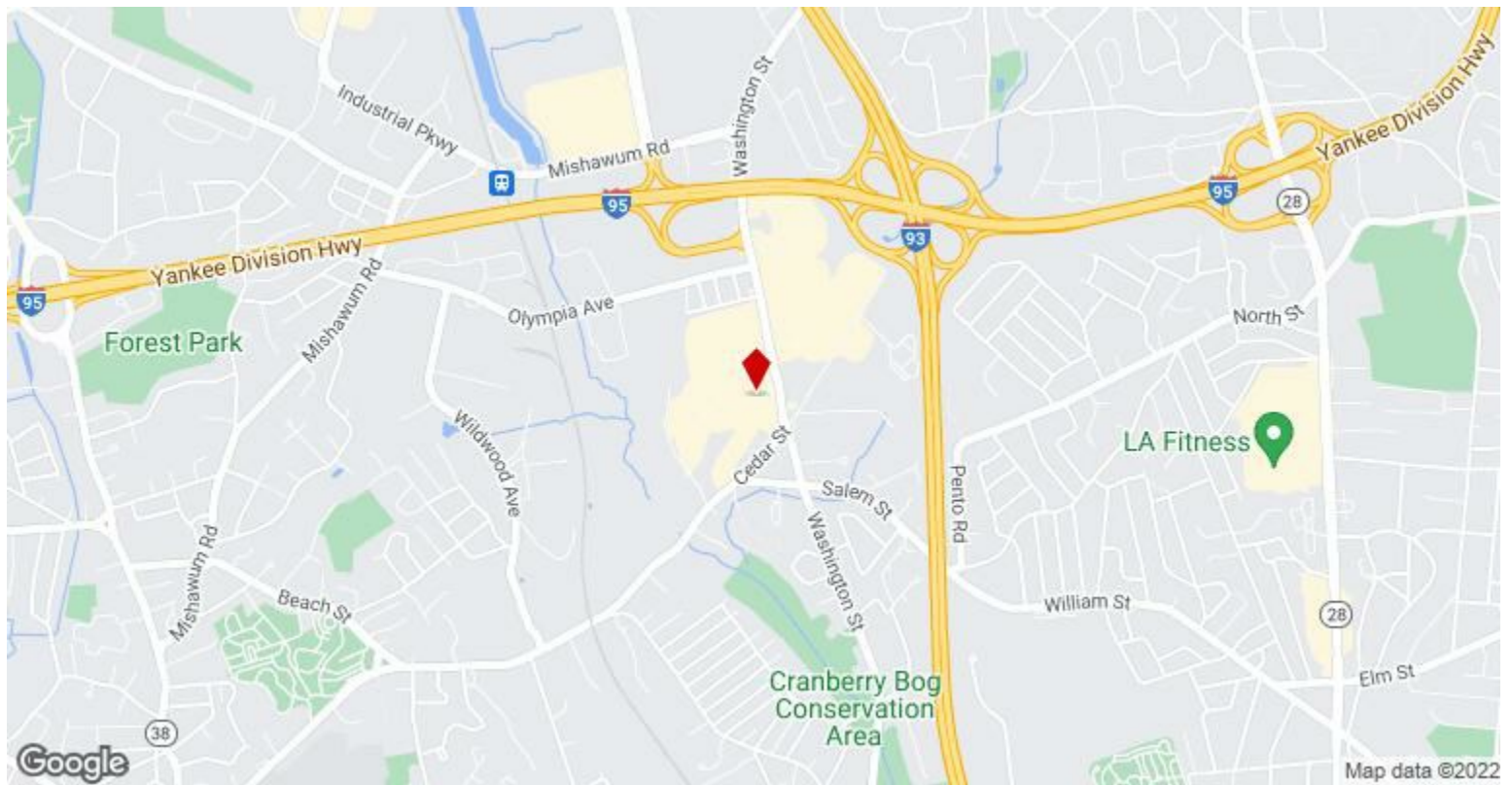
Space Available	1,315 SF
Rental Rate	\$16.95 /SF/YR
Contiguous Area	4,828 SF
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Suite 3450 is part of 3 suites. This center suite may be combined with adjacent Suite 3250 for total of 3,173 sf; with adjacent Suite 3550 for total of 2,970, or with both Suites 3250 and 3550 for total of 4,828 sf. For professional office, sales, training, call center. Loading door access outside entry to Suites 3450 and 3550 for Flex use. Suite 3550 includes kitchen/break area; Suites 3250 and 3550 each have a private restroom. Move-in Ready; Furniture may be available.

3rd Floor Ste 3550

Space Available	1,655 SF
Rental Rate	\$16.95 /SF/YR
Contiguous Area	4,828 SF
Date Available	Now
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office

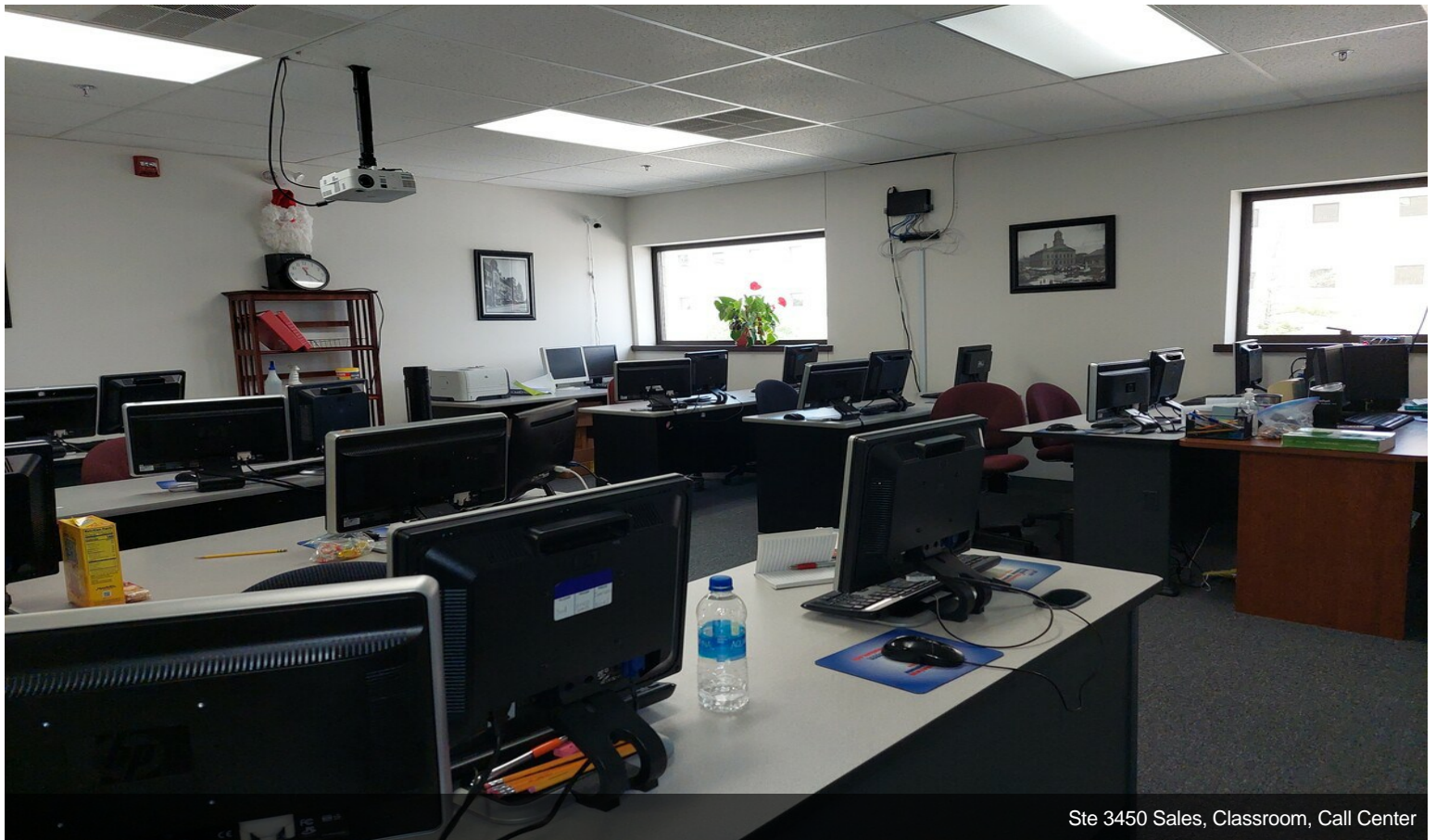
Suite 3550 may be combined with adjacent Suite 3450 for total of 2,970, or with both Suites 3450 and 3250 for total of 4,828 sf. Open plan suitable for training, call center, workstations. Includes Break room. Loading door access outside entry to Suites 3450 and 3550 for Flex use. Suites 3250 and 3550 each have a private restroom. Move-in Ready; Furniture may be available.



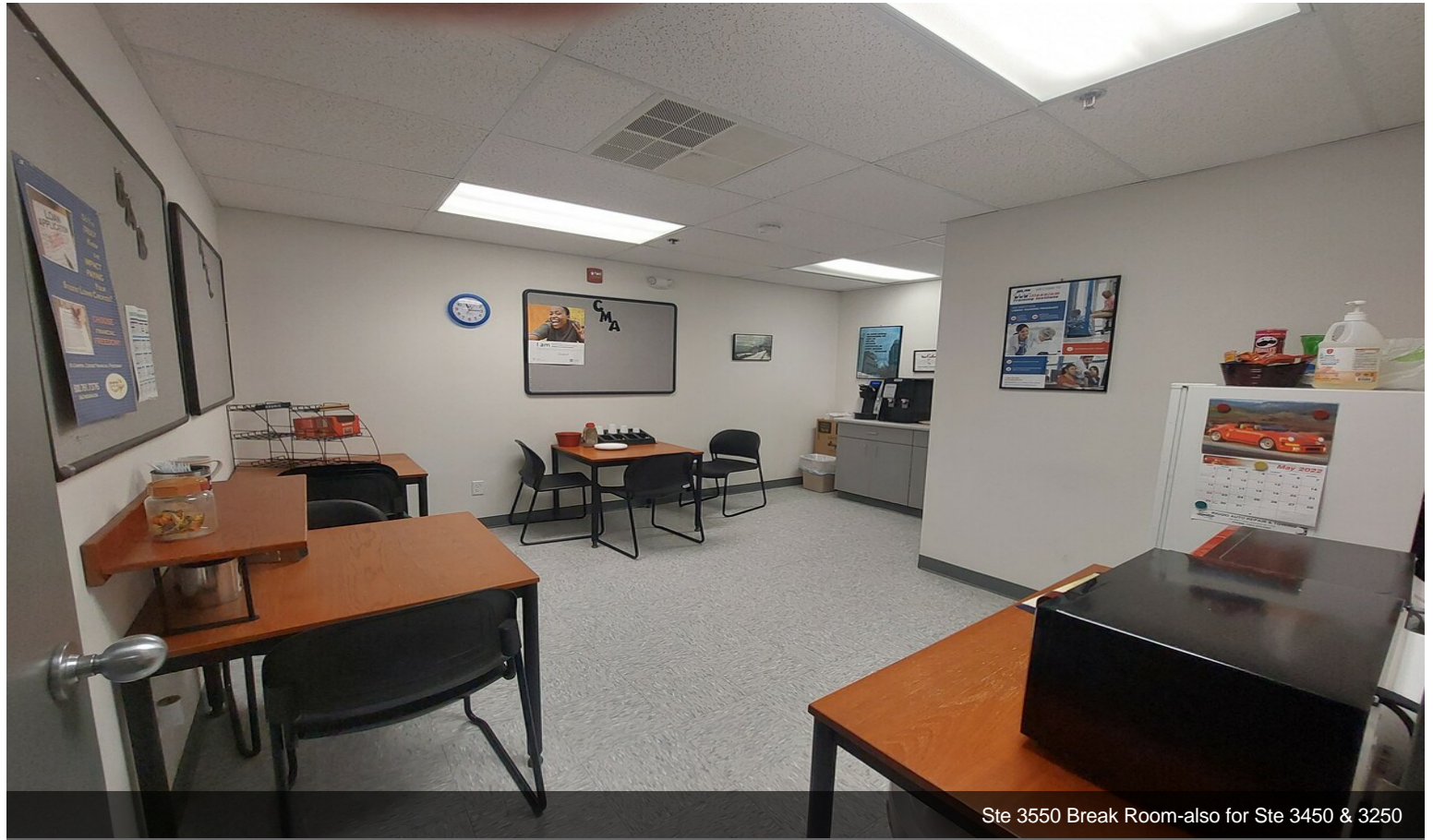
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Suite 3450 is part of 3 suites which may be combined with either or both of adjacent Suites 3450 and 3550 for up to 4,828 sf. For professional office, sales, training, call center. Loading door access outside entry to Suites 3450 and 3550 for Flex use. Move-in Ready; Furniture may be available. Suite 3550 includes kitchen/break area; Suites 3250 and 3550 each have a private restroom.

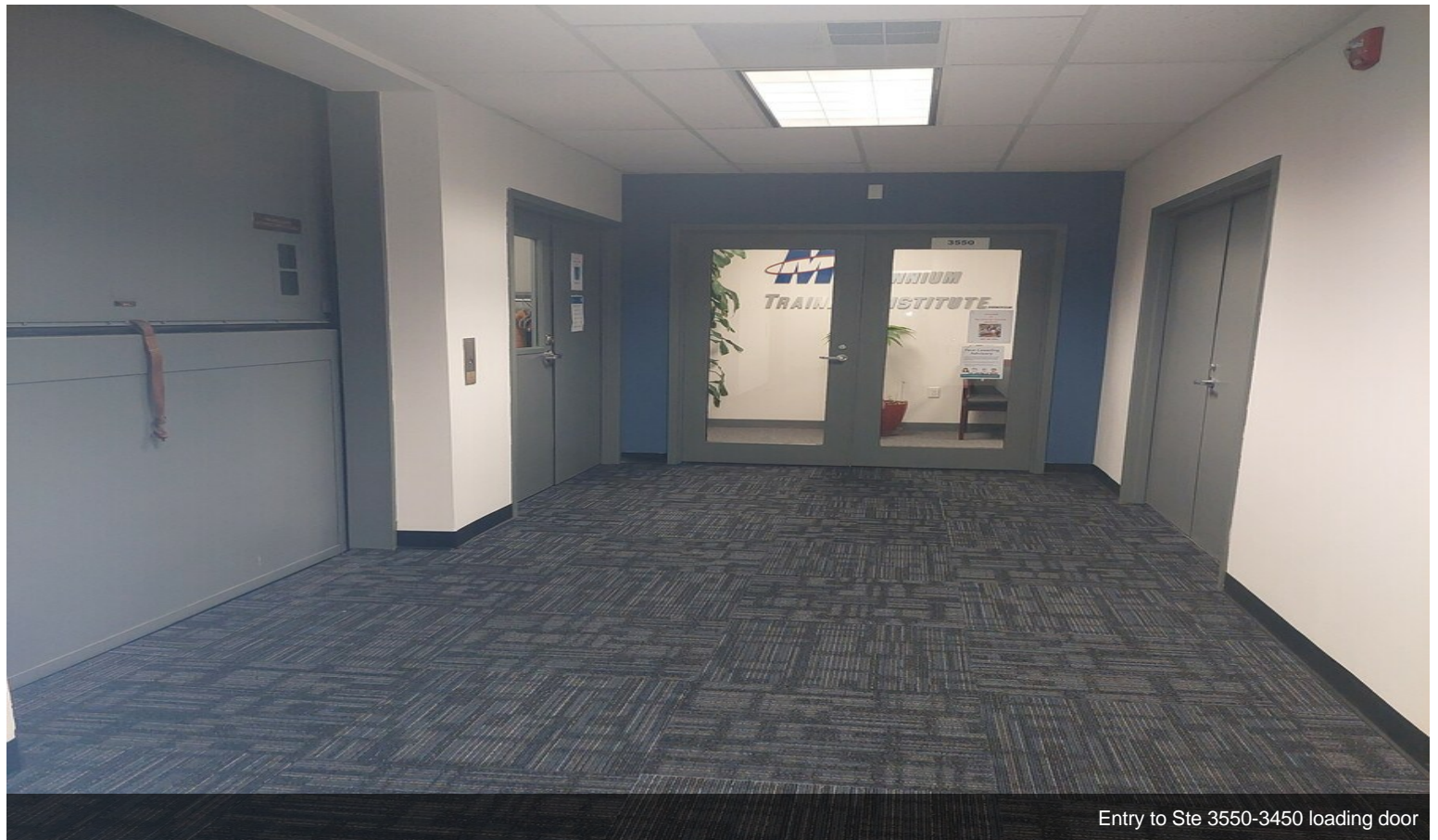
Property Photos



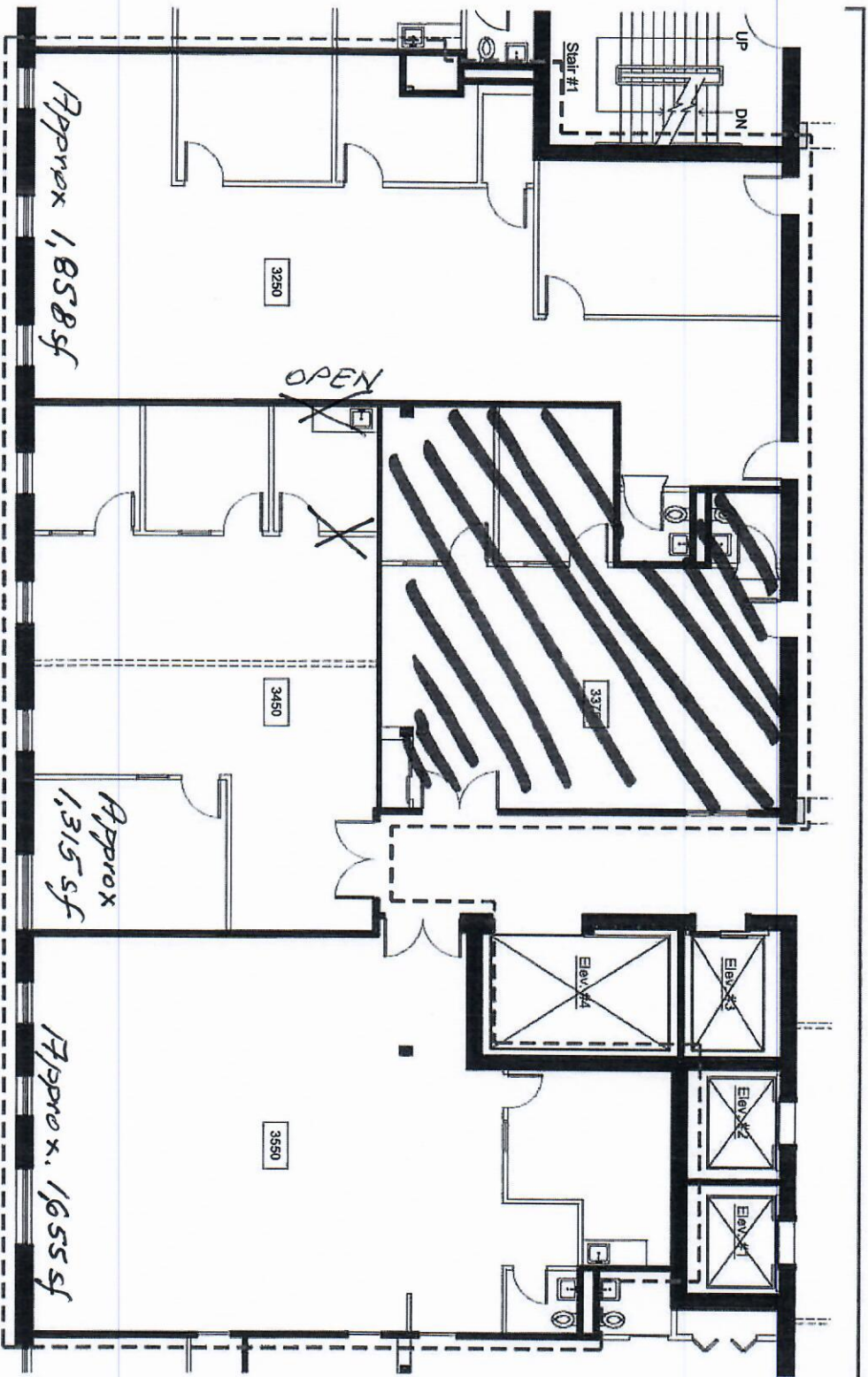
Property Photos



Ste 3550 Break Room-also for Ste 3450 & 3250



Entry to Ste 3550-3450 loading door



GENERIC LEASE PLAN

800 West Cummings Park, Suites 3250, 3450, & 3550, Woburn, MA

LSF:

Approx ± 4,028

*Pending plan & LSF verification

Cummings Properties

J:\CPM\CANCONRENTW000_WORGen LEASE_P_Floor.dwg

200 West Cummings Park, Woburn, MA

781-935-8000

Scale: 1/8" = 1'-0"

Date: 5-7-10

Rev:

Chk: TAL

0 5 10 20
SCALE: 1/8" = 1'-0"

General Note:
- All specialized construction and/or construction required by code for LESSEE's use is available at an additional expense to LESSEE. No representation is made as to the suitability of above planwork for LESSEE's use and/or occupancy.
- Work under leases not conforming to LESSEE's Construction Guidelines and Specifications shall be considered non-building.
- These drawings are not as-built drawings. All dimensions are approximate, and LESSEE makes no representation as to their accuracy. They are recorded on, or can be transmitted as, electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, LESSEE shall not be held liable for any data, losses, damages, or costs arising out of any such use of these drawings.