



800 West Cummings Park

800 W Cummings Park, Woburn, MA 01801



Wronka, Ltd.
Commercial Real Estate Advisors



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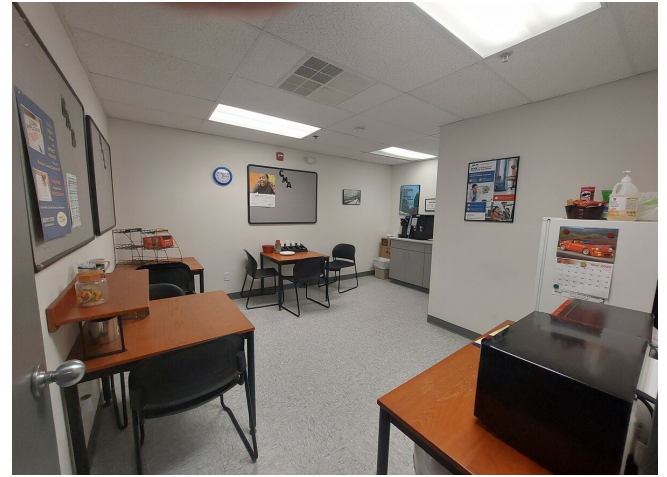


800 West Cummings Park

\$19.03 /SF/Yr

3 Connected suites available to sublease individually from 1,315 sf to 1,858 sf, or combined up to 4,828 sf. For professional office, sales, training, call center. Move-in Ready; Furniture may be available. Suite 3550 includes kitchen/break area and 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: \$19.03 /SF/Yr

Min. Divisible: 1,315 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 186,642 SF

Year Built: 1985

Walk Score ©: 52 (Somewhat Walkable)

Transit Score ©: 21 (Minimal Transit)

Rental Rate Mo: \$1.59 USD/SF/Mo

3rd Floor Ste 3250

Space Available	1,858 - 4,828 SF
Rental Rate	\$19.03 /SF/Yr
Contiguous Area	14,484 SF
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

This is part of 3 suites that are available individually or combined. Suite may be combined with adjacent Suite 3450 of 1,315 sf for total of 3,173 sf or with Suites 3450 and 3550 of 1,655 sf for total of 4,828 sf. For professional office, sales, training. Move-in Ready; Furniture may be available.

1

3rd Floor Ste 3450

Space Available	1,315 - 4,828 SF
Rental Rate	\$19.03 /SF/Yr
Contiguous Area	14,484 SF
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

This is part of 3 suites that are available individually or combined. This center suite may be combined as follows: with adjacent Suite 3250 (1,858 sf) for total of 3,173 sf; with adjacent Suite 3550 (1655 sf) for total of 2,970, or with both Suite 3,250 and 3550 for total of 4,828 sf. For professional office, sales, training. Move-in Ready; Furniture may be available.

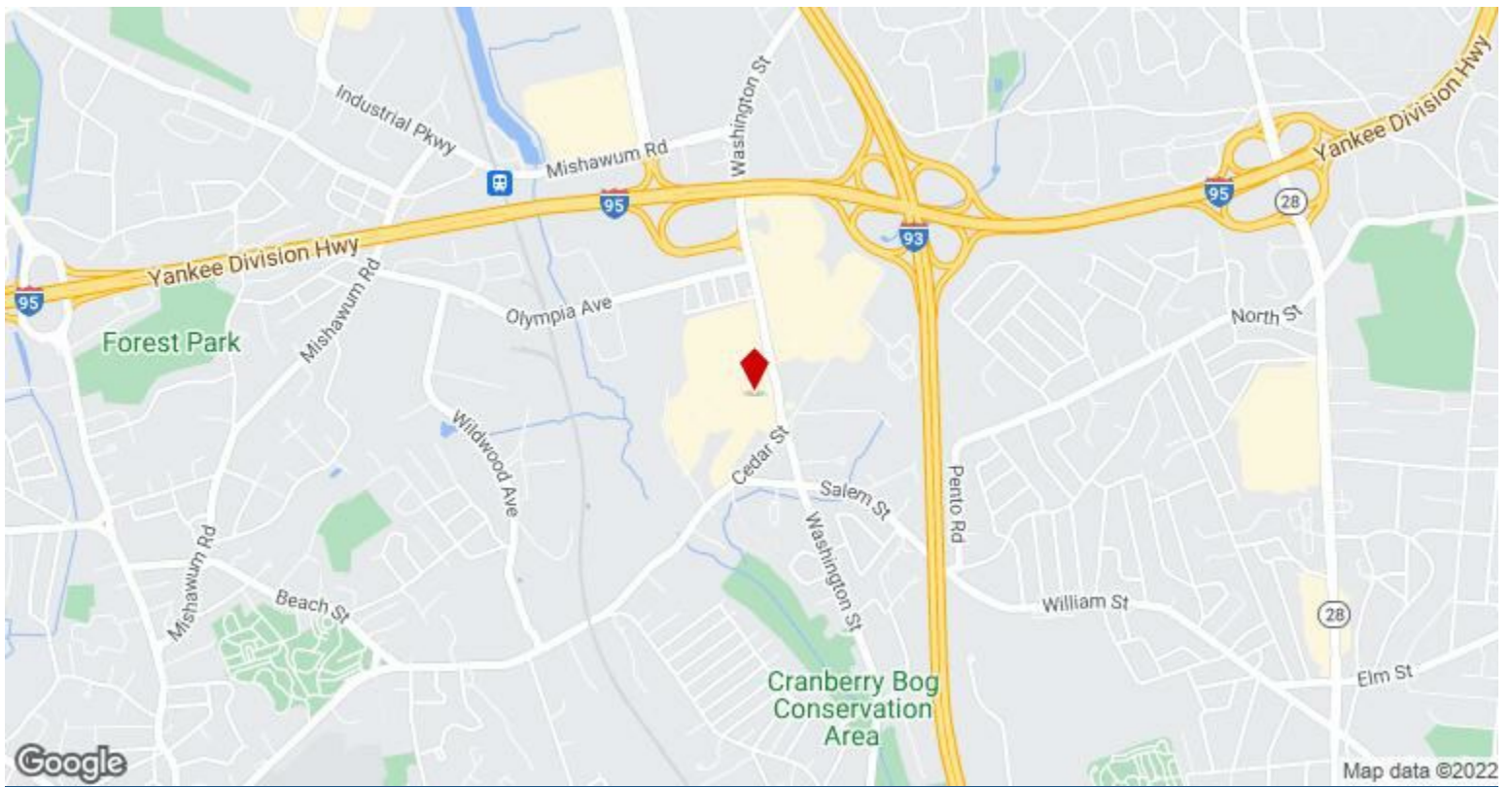
2

3rd Floor Ste 3550

Space Available	1,655 - 4,828 SF
Rental Rate	\$19.03 /SF/Yr
Contiguous Area	14,484 SF
Date Available	Now
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office

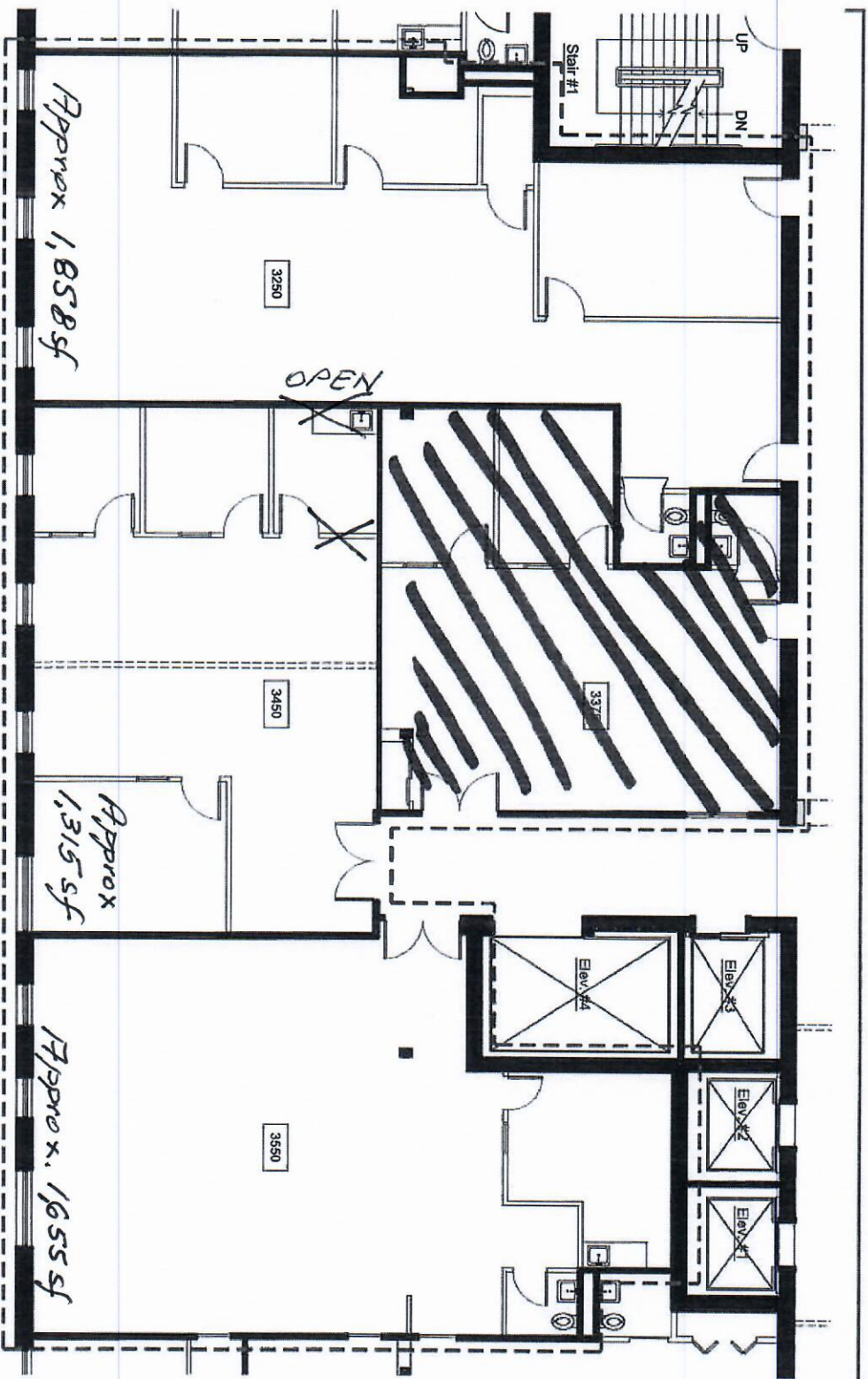
Suite may be combined with adjacent Suite 3450 (1,315 sf) for total of 2,970, or with both Suites 3,450 and 3250 for total of 4,828 sf. Open plan suitable for training, call center, workstations. Break room and private restroom. Move-in Ready; Furniture may be available.

3



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3 Connected suites available to sublease individually from 1,315 sf to 1,858 sf, or combined up to 4,828 sf. For professional office, sales, training, call center. Move-in Ready; Furniture may be available. Suite 3550 includes kitchen/break area and private restroom.



GENERIC LEASE PLAN

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

LSF: **Approx ± 4,828**

*Pending plan & LSF verification

Cummings Properties

JCPM CAD/CORRECTION/JCPM CORRECT/JCPM CORRECT.dwg

200 West Cummings Park, Woburn, MA

781-936-8000

Scale: 1/8"

Date: 5-7-10

Rev:

CH: TAL

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 and/or finishes 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 attention. Accordingly, LESSEE shall not be held liable for any data, losses, damages, or costs arising out of any such use of these drawings.