



Suite 3600 Office Subleases

300-400 Tradecenter, Woburn, MA 01801



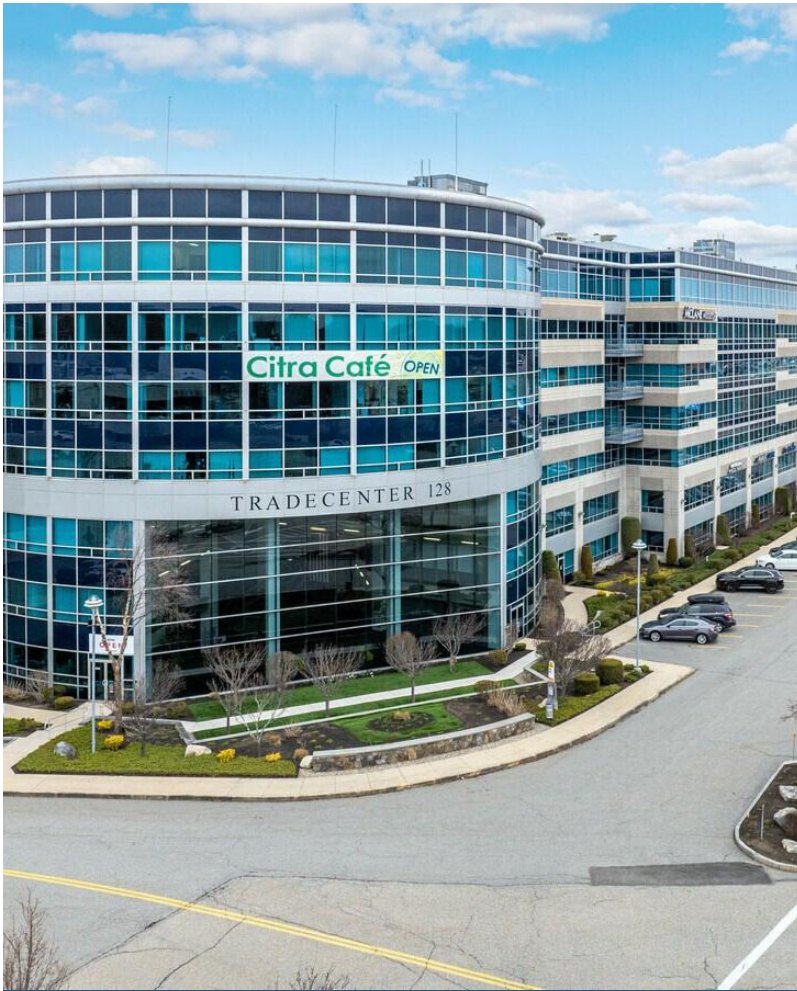
Wronka, Ltd.

Commercial Real Estate Advisors



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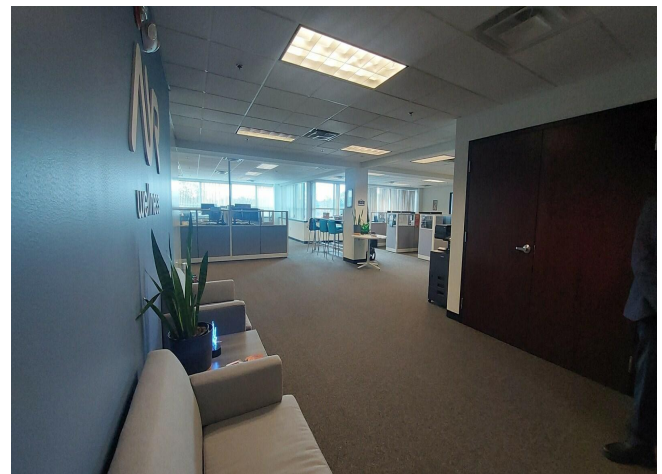
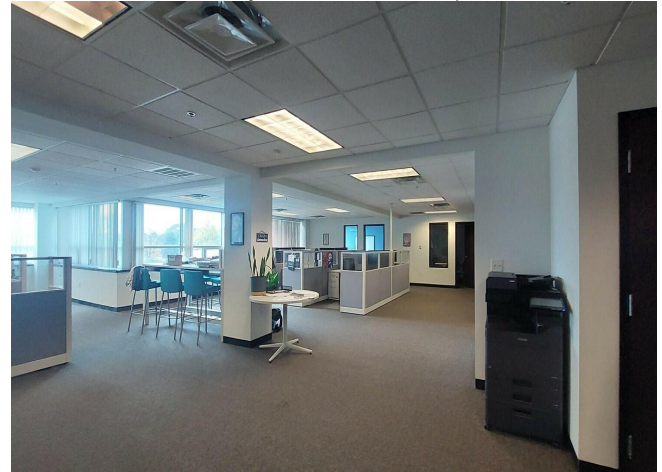
Suite 3600 Office Subleases

\$26.00 /SF/YR

Suite 3600: Approx 5,210 SF Short-term Sublease; Headquarters or Satellite Office / Showroom in high image and highly visible building; open areas with workstations, conference/meeting rooms, private offices, kitchen/breakroom.

Lessee-Subsidized & Direct Lease available with Owner....

- Expansive window line overlooking Rte. 128/I-95 offers natural light
- Free on-site garage with access to your floor and surface parking
- On-site amenities and options, scenic outdoor park
- One mile south of I-95 and I-93 Interchange
- On-site MBTA Bus stop (#134 "North Woburn-Wellington Station")
- New Crowne Cafe #300 lobby; Teresa's Ristorante Bar & Pizzeria #400 lobby, lunch & dinner, private events



Rental Rate:	\$26.00 /SF/YR
Property Type:	Office
Building Class:	A
Rentable Building Area:	420,632 SF
Year Built:	2008
Walk Score ®:	61 (Somewhat Walkable)
Transit Score ®:	24 (Minimal Transit)
Rental Rate Mo:	\$2.17 /SF/MO

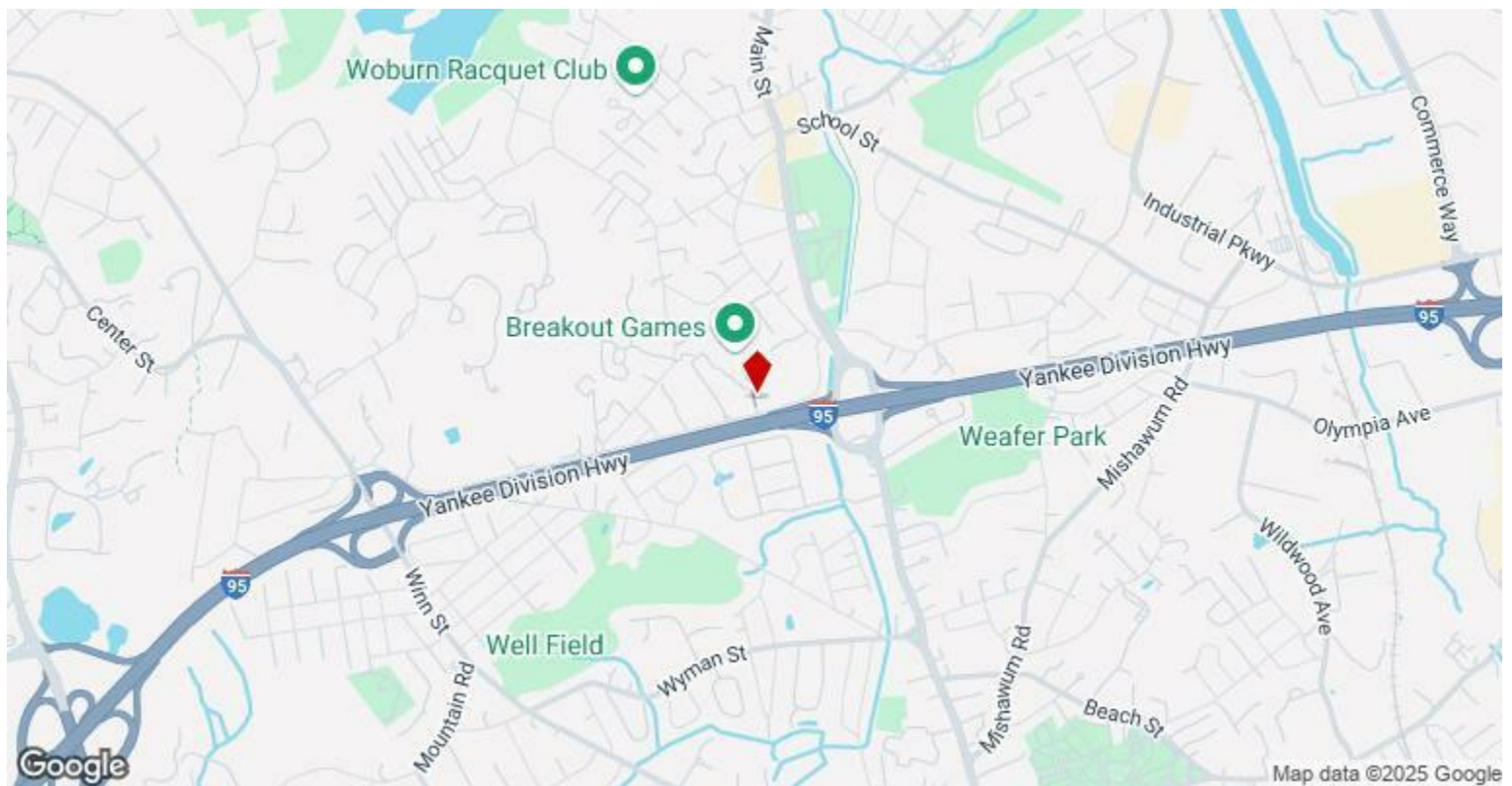
3rd Floor Ste 3600

Space Available	5,210 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	[object Object]
Space Type	Sublet
Space Use	Flex

Suite 3600 Sublease/Assignment: 3 Months' rent abatement. Modern Headquarters or Satellite Office / Showroom; Expansive continuous ribbon windows overlooking Rte. 128/I-95; On-site Free Garage with access to your floor & surface parking; Cafe conveniently located in Building 300 lobby for delicious breakfast & lunch. On-site MBTA stop, Bus 134 (North Woburn-Wellington Station). Lessee-Subsidized & Lease extension available with Owner. Cobroker Incentive \$1.25/sf/yr. On-site MBTA Bus stop (#134 "North Woburn-Wellington Station")

Major Tenant Information

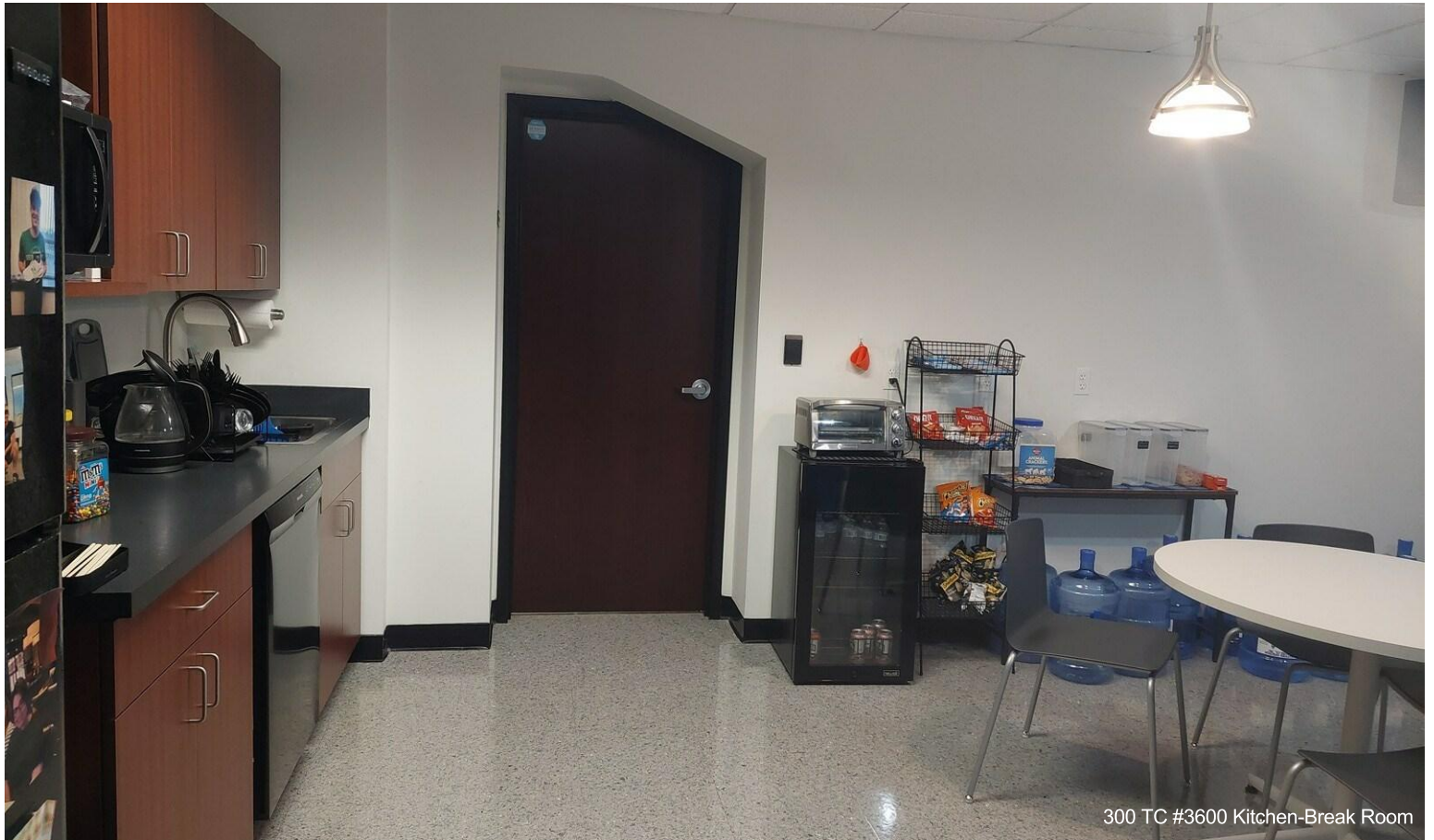
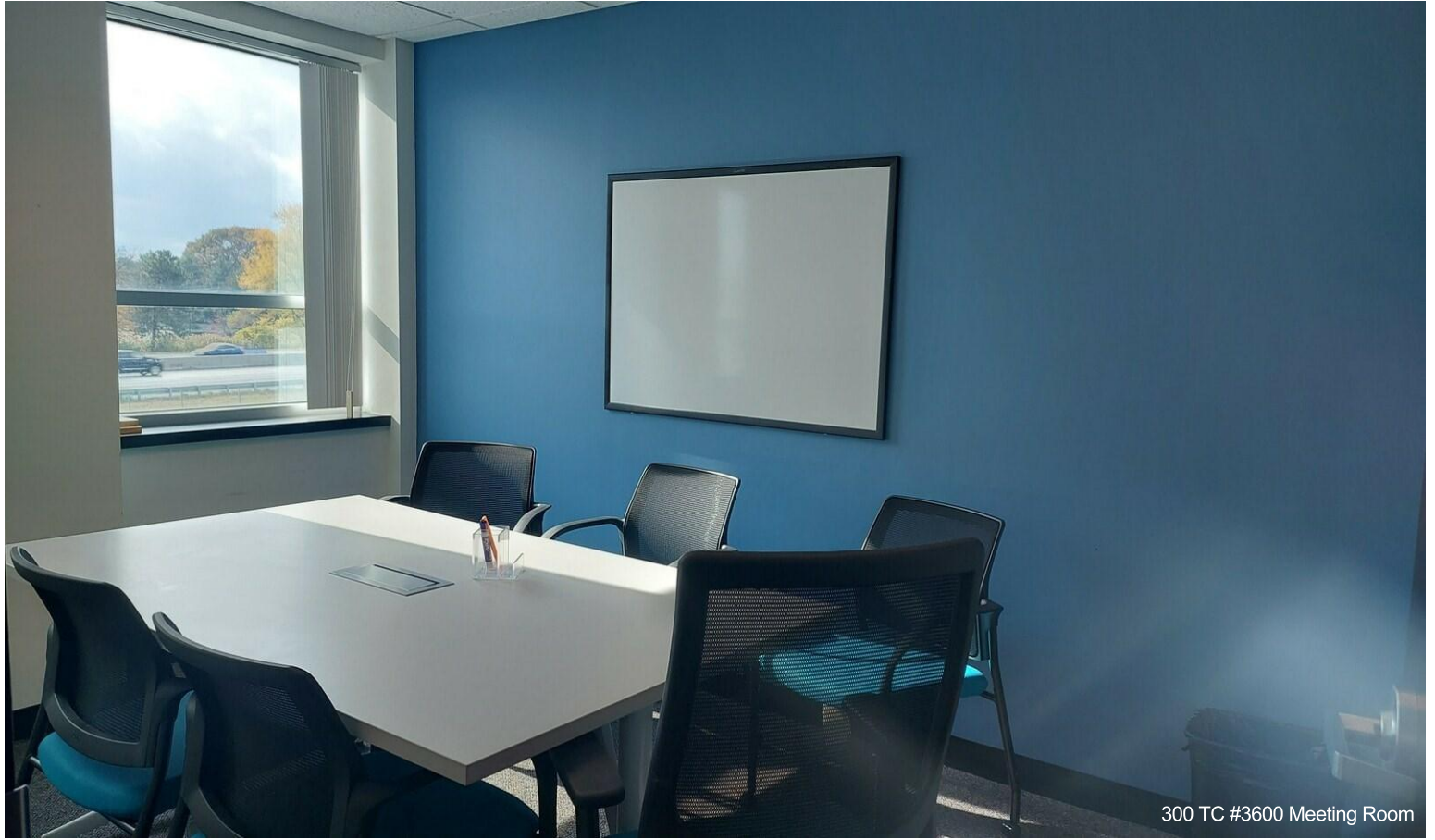
Tenant	SF Occupied	Lease Expired
McLane Middleton	-	



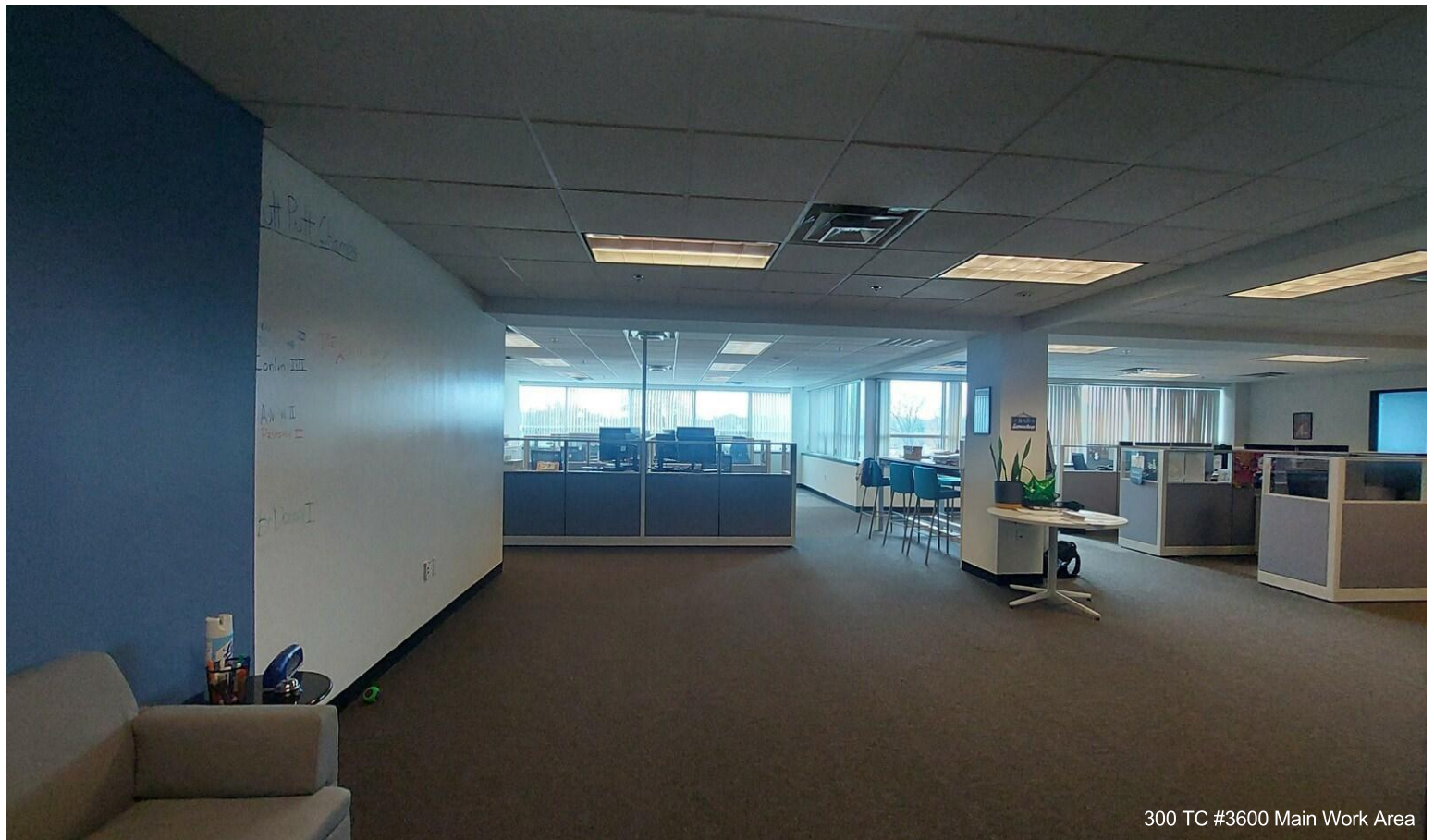
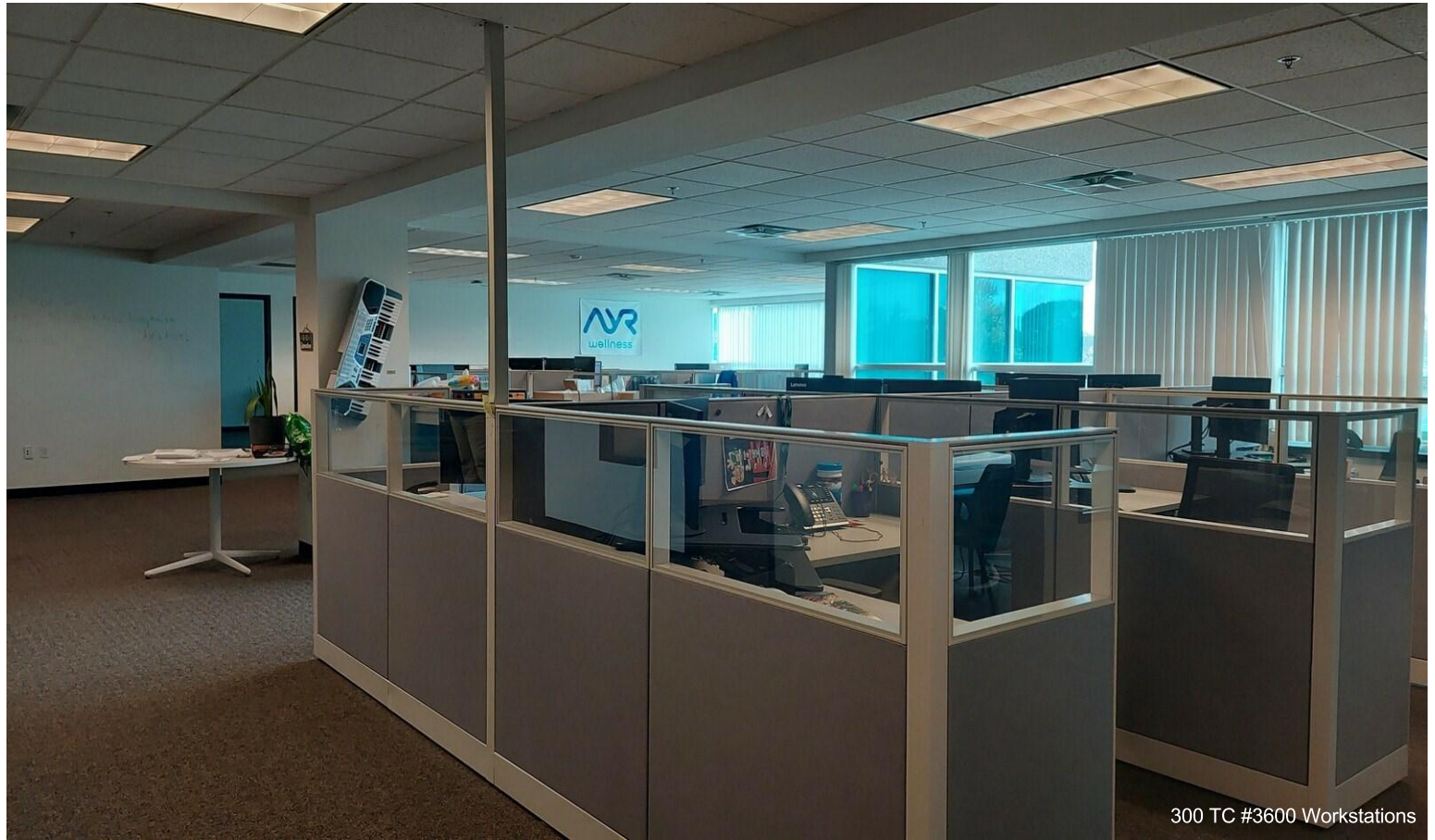
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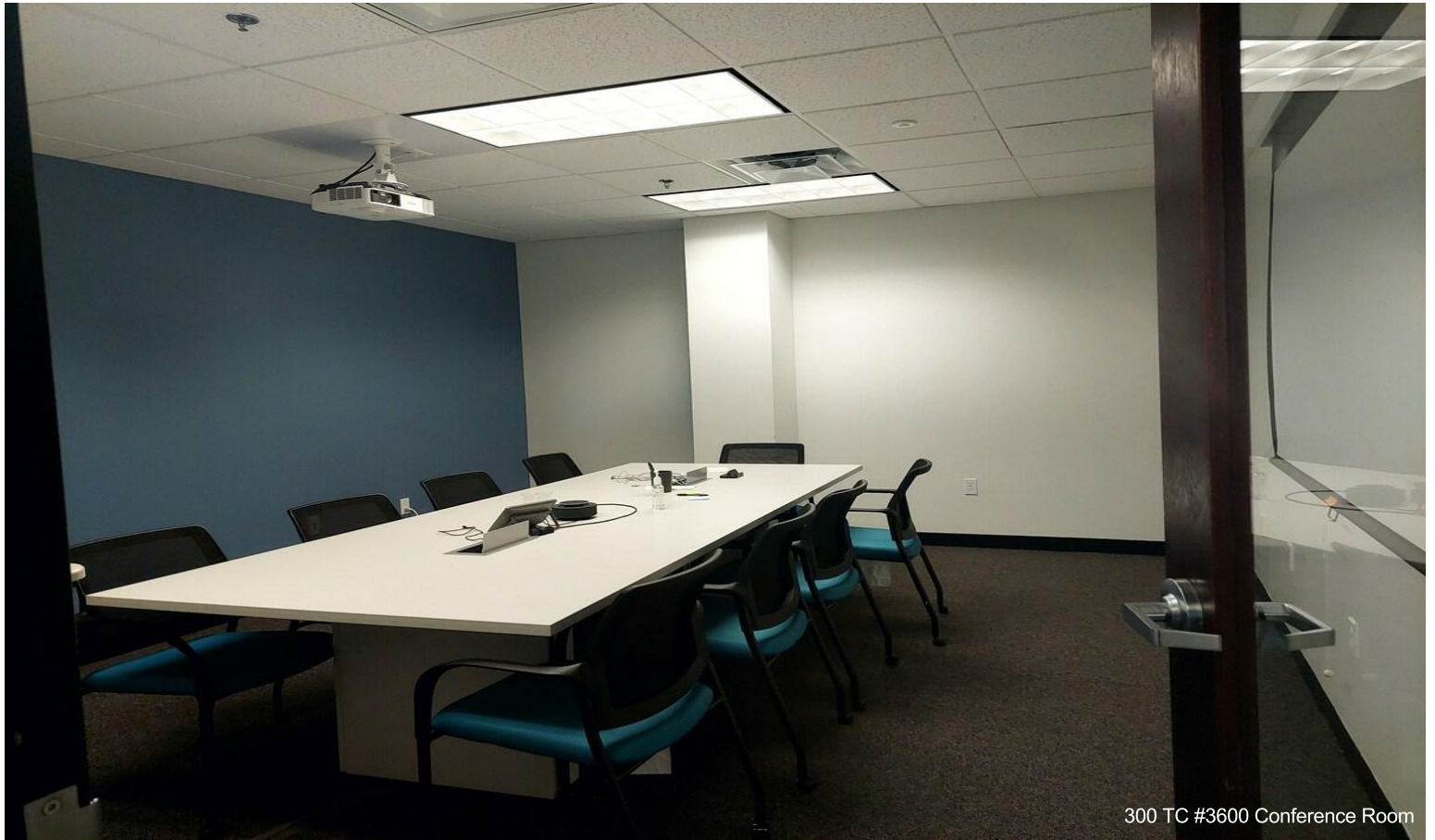
Property Photos



Property Photos



Property Photos



300 TC #3600 Conference Room



Entrance Bldg #300

Property Photos



Spacious Atrium Bldg #300, Citra Café



300 TradeCenter Picnic and Walking Path

Property Photos

