



800 West Cummings Park

800 W Cummings Park, Woburn, MA 01801



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800 West Cummings Park

\$12.95 /SF/YR

Reduced Rate to \$12.95/sf/yr. (\$23.00/sf/yr.+ Market Value). Suites 3250 and 3450 are available individually or combined up to 3,173 sf. For professional office, wellness, sales, training, call center. Loading door access outside entry to Suites 3450. Suite 3250 has private bathroom and plumbing for a sink available for Suite 3450. Move-in Ready and furniture available. Sublease to 8/30/2025 with lease extension available with Owner....

- 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:	\$12.95 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	186,642 SF
Year Built:	1985
Walk Score ®:	63 (Somewhat Walkable)
Transit Score ®:	19 (Minimal Transit)
Rental Rate Mo:	\$1.08 /SF/MO

3rd Floor Ste 3250

Space Available	1,858 SF
Rental Rate	\$12.95 /SF/YR
Contiguous Area	3,173 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Reduced Rate to \$12.95/sf/yr. (\$23.00/sf/yr.+ Market Value). Suite 3250 may be combined with adjacent Suite 3450 for total of 3,173 sf. For professional office, wellness, sales, training, call center. Private Restroom. Move-in Ready; Furniture may be available. Sublease to 8/30/2025 with lease extension available with Owner.

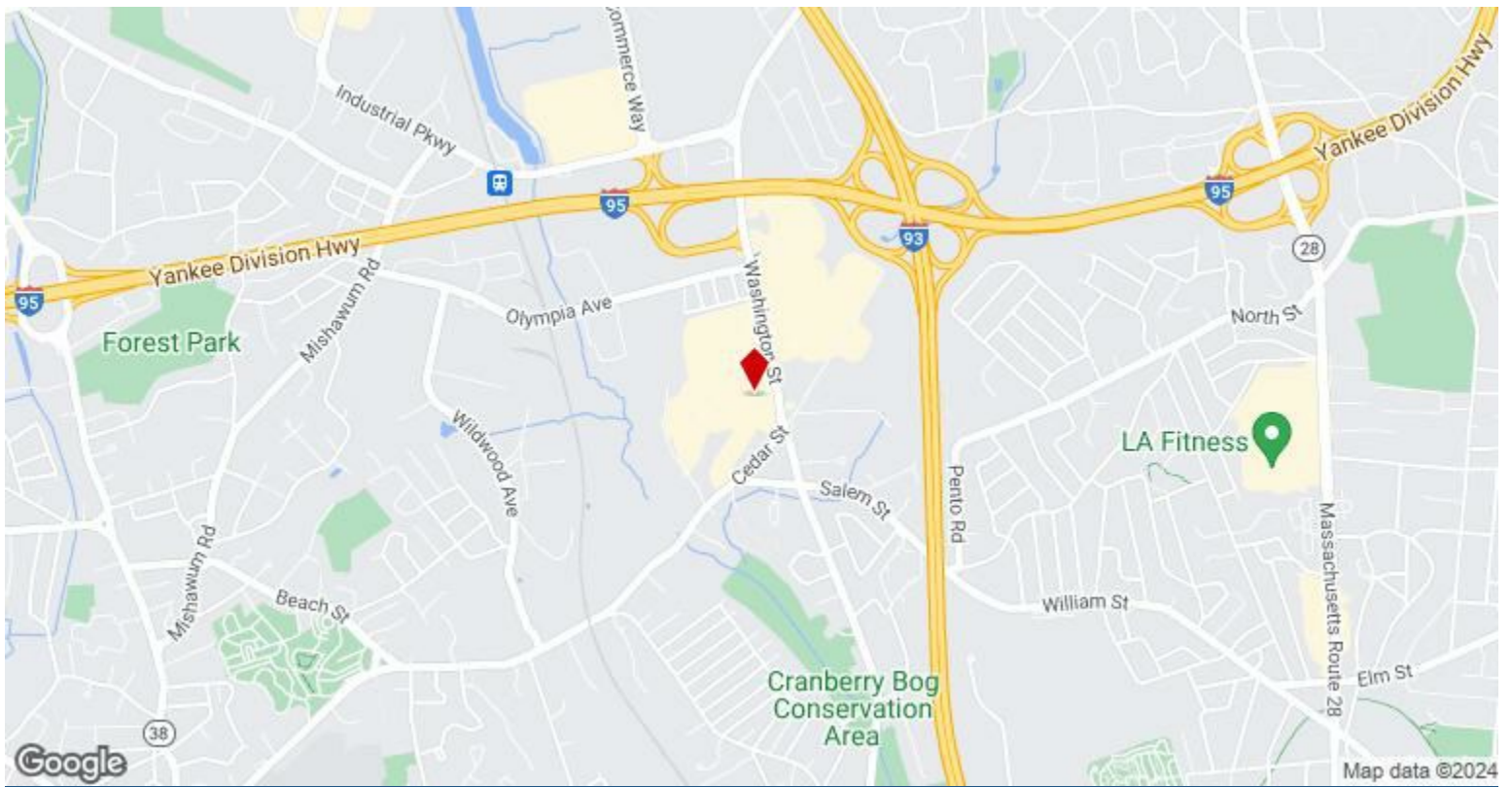
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3rd Floor Ste 3450

Space Available	1,315 SF
Rental Rate	\$12.95 /SF/YR
Contiguous Area	3,173 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Reduced Rate to \$12.95/sf/yr. (\$23.00/sf/yr.+ Market Value). Suite 3450 may be combined with adjacent Suite 3250 for total of 3,173 sf. For professional office, wellness, sales, training, call center. Private entry and Loading door access outside entry. Access to plumbing for sink if necessary. Move-in Ready; Furniture may be available; Sublease to 8/30/2025 with lease extension available with Owner.

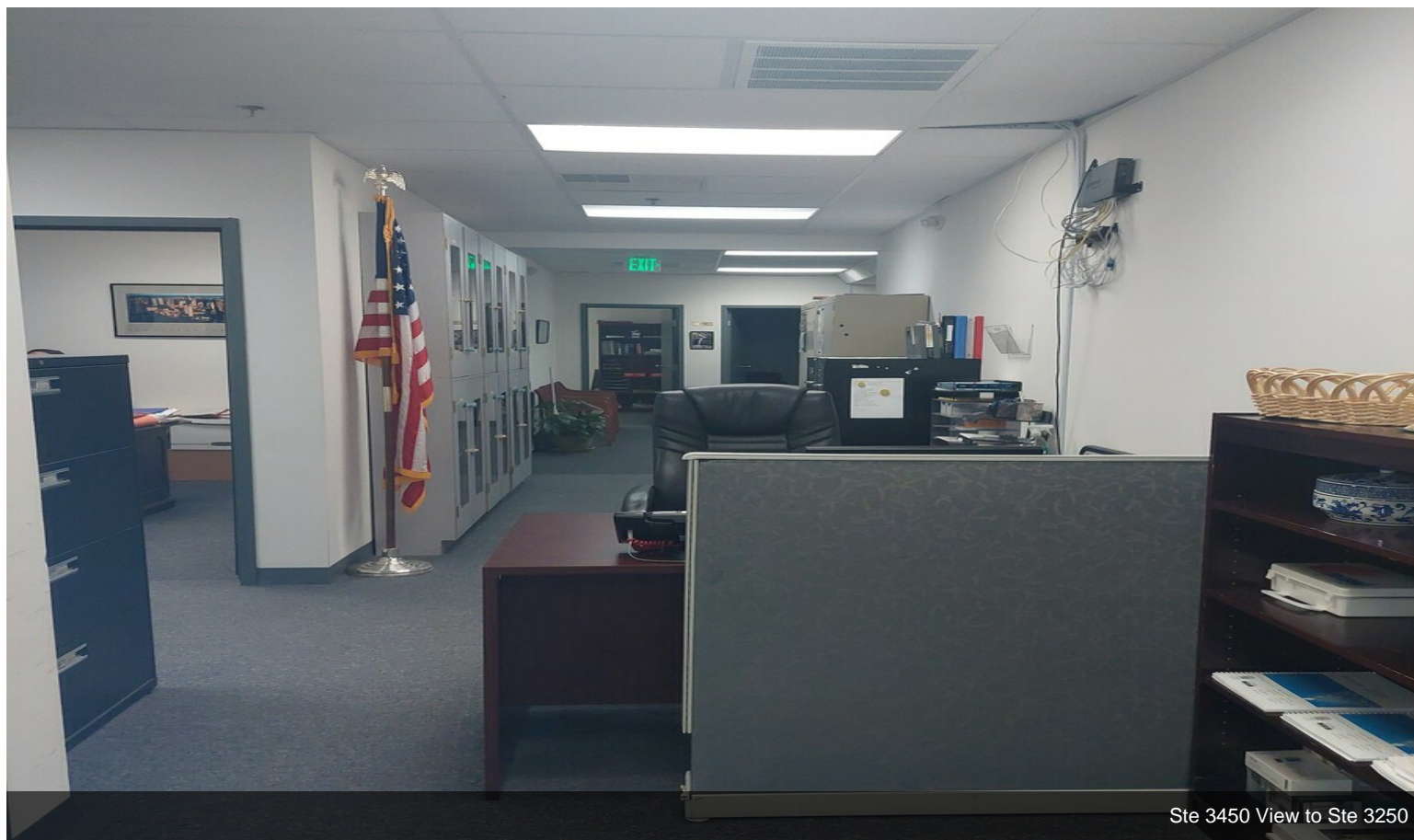
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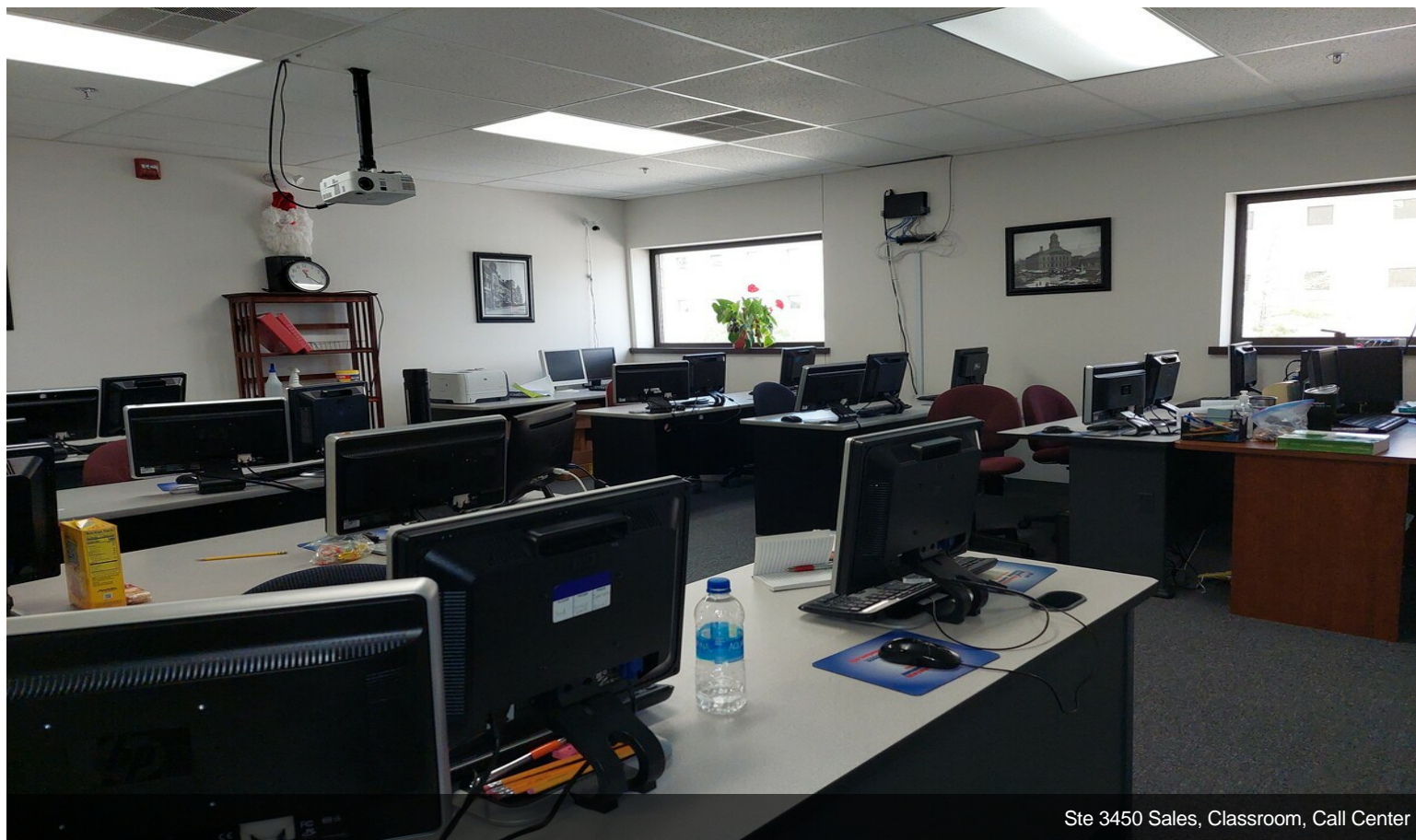
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Property Photos

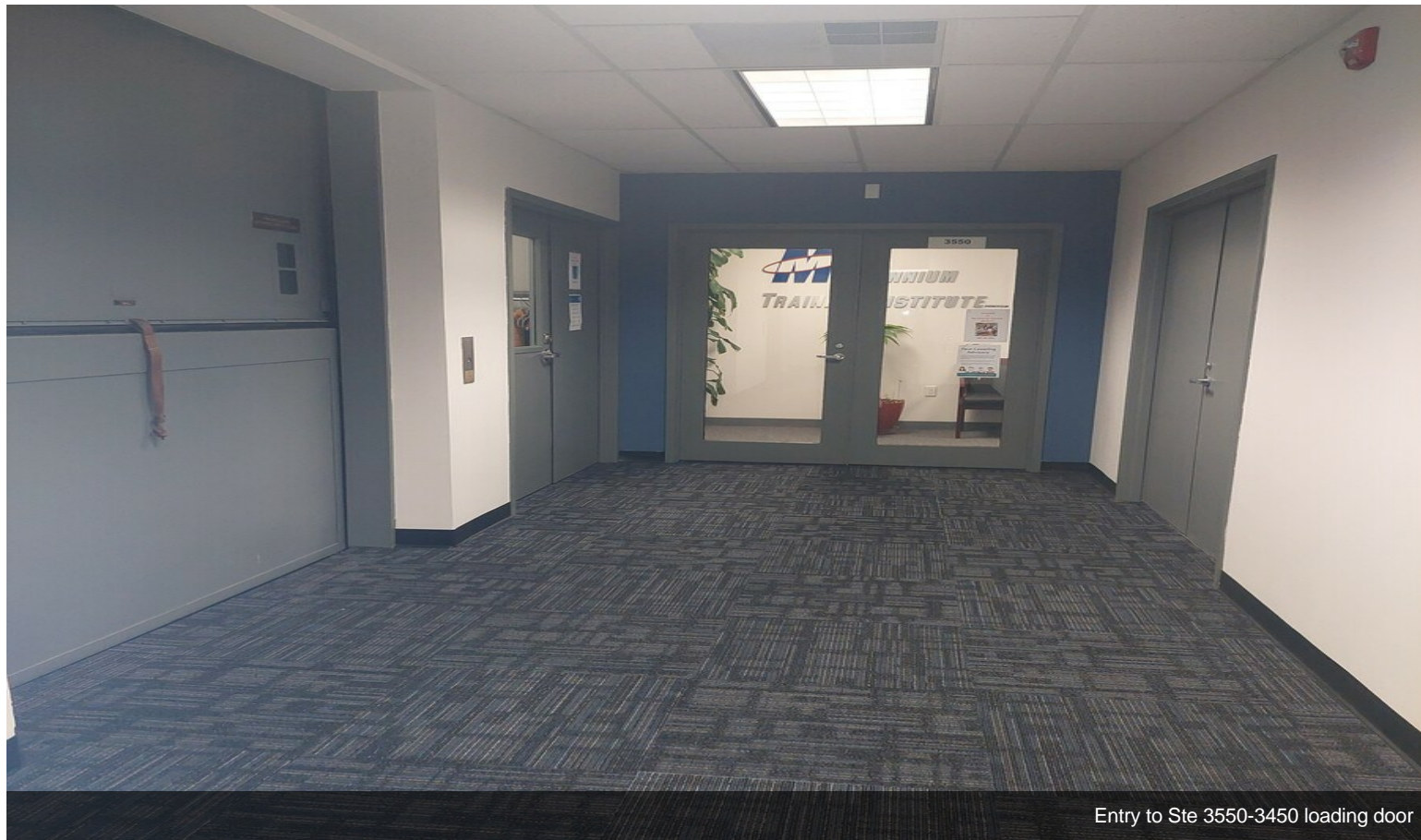


Ste 3450 View to Ste 3250



Ste 3450 Sales, Classroom, Call Center

Property Photos



Entry to Ste 3550-3450 loading door