



## 300-400 Tradecenter

300-400 Tradecenter, Woburn, MA 01801



**Wronka, Ltd.**

Commercial Real Estate Advisors



**Marianne Wronka**

Wronka, Ltd. Commercial Real Estate Advisors  
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(781) 229-2233 Ext: 201

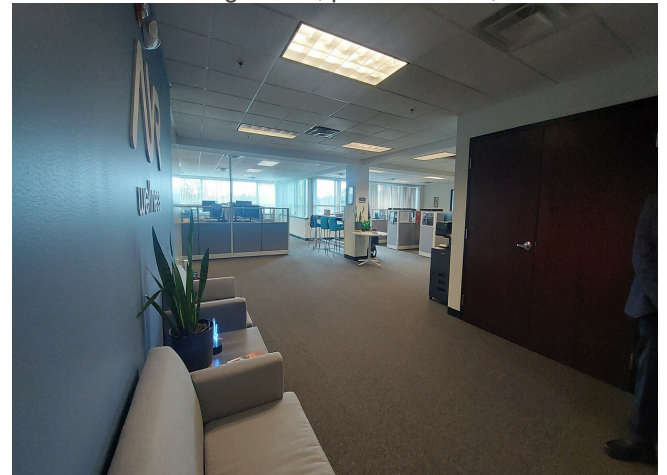


## 300-400 Tradecenter

\$26.00 /SF/YR

Headquarters or Satellite Office / Showroom in high image and highly visible building; Expansive continuous ribbon windows overlooking Rte. 128/I-95, one mile south of I-95 & I-93 interchange; On-site Free Garage with access to your floor & surface parking; Lease extension available with Owner. On-site MBTA stop....

- Office with open area with workstations, conference/meeting rooms, private offices, breakroom

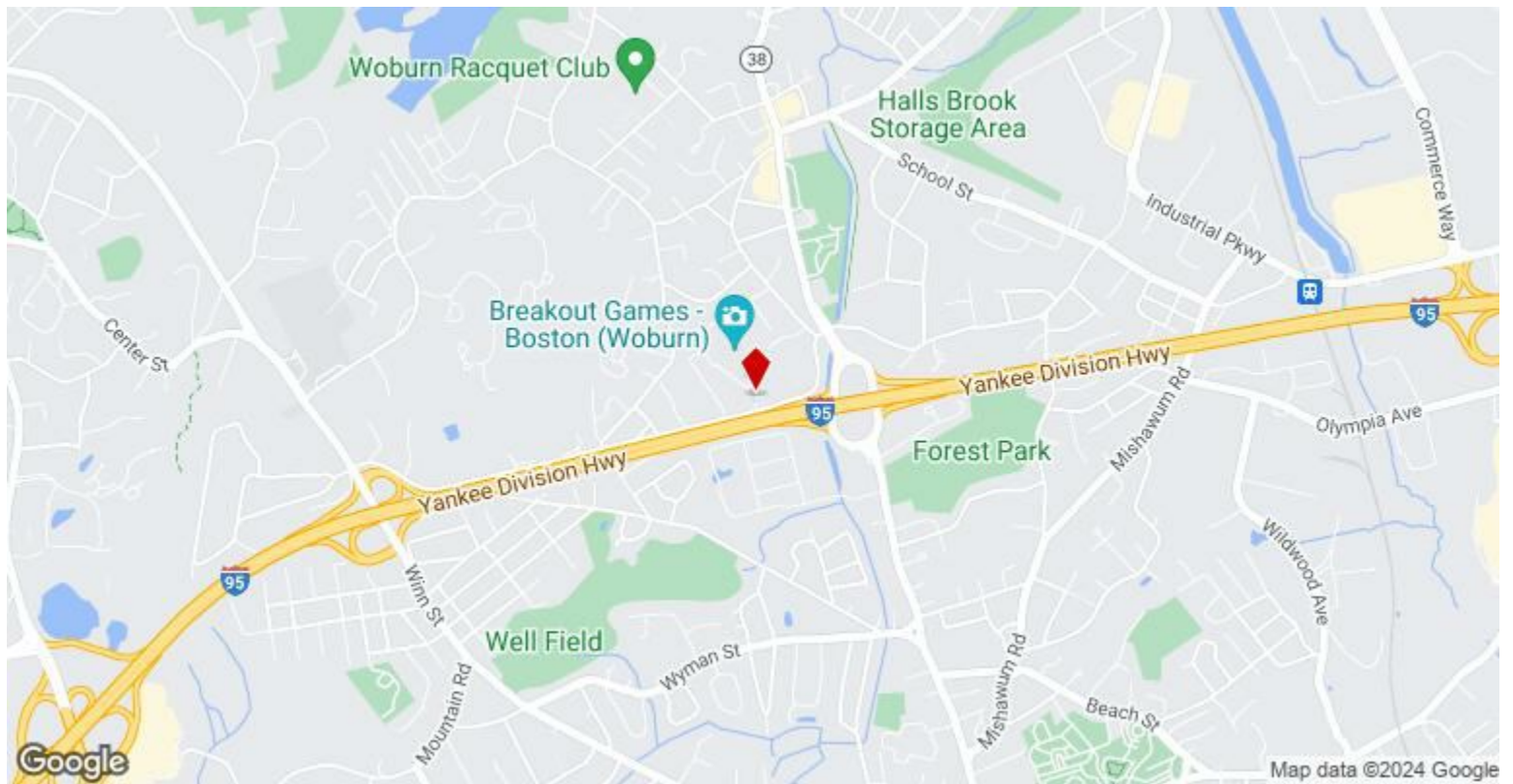


Rental Rate:	\$26.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	420,632 SF
Year Built:	2008
Walk Score ®:	66 (Somewhat Walkable)
Transit Score ®:	25 (Some Transit)
Rental Rate Mo:	\$2.17 /SF/MO

### 3rd Floor Ste 3600

Space Available	5,210 SF
Rental Rate	\$26.00 /SF/YR
Date Available	January 01, 2024
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office

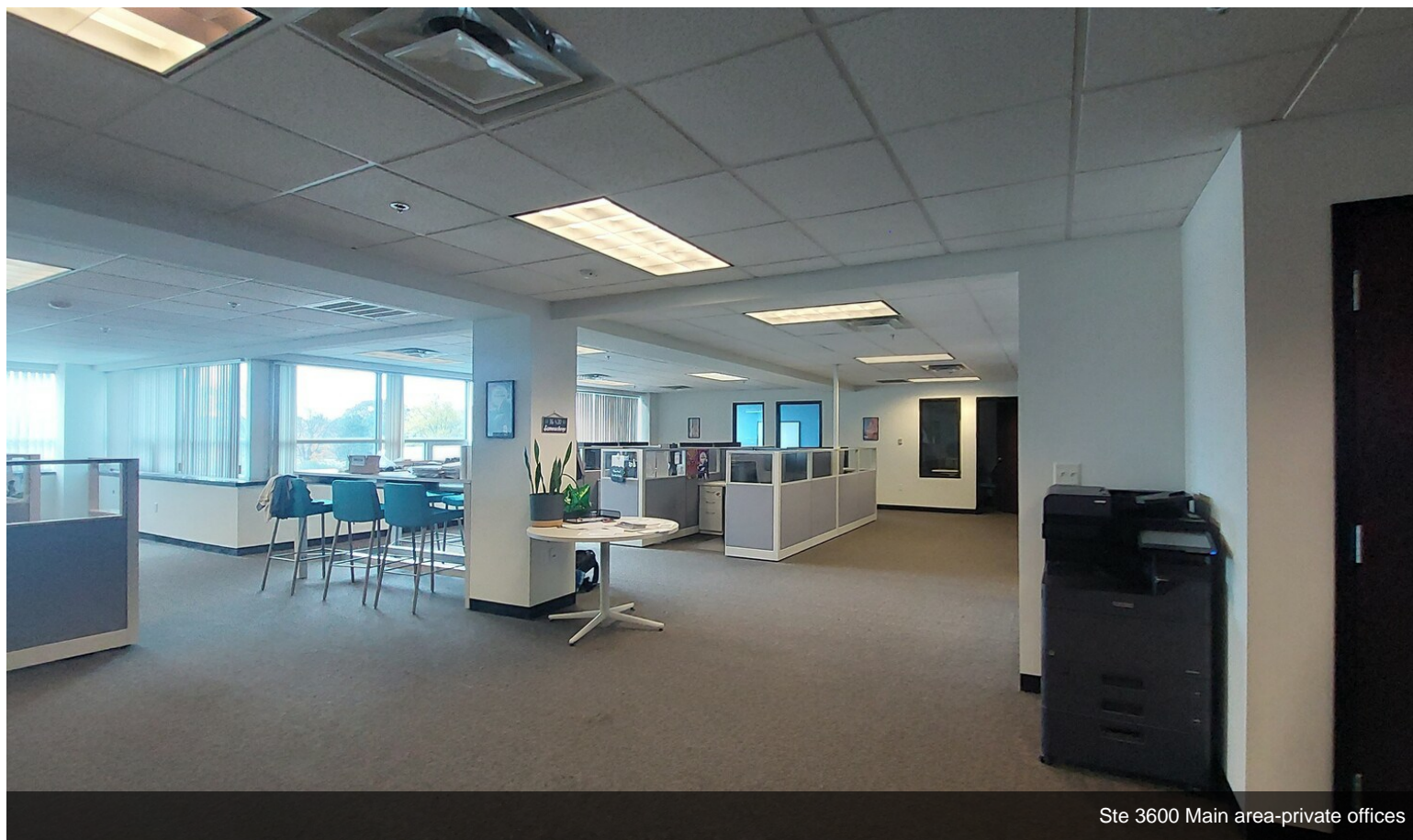
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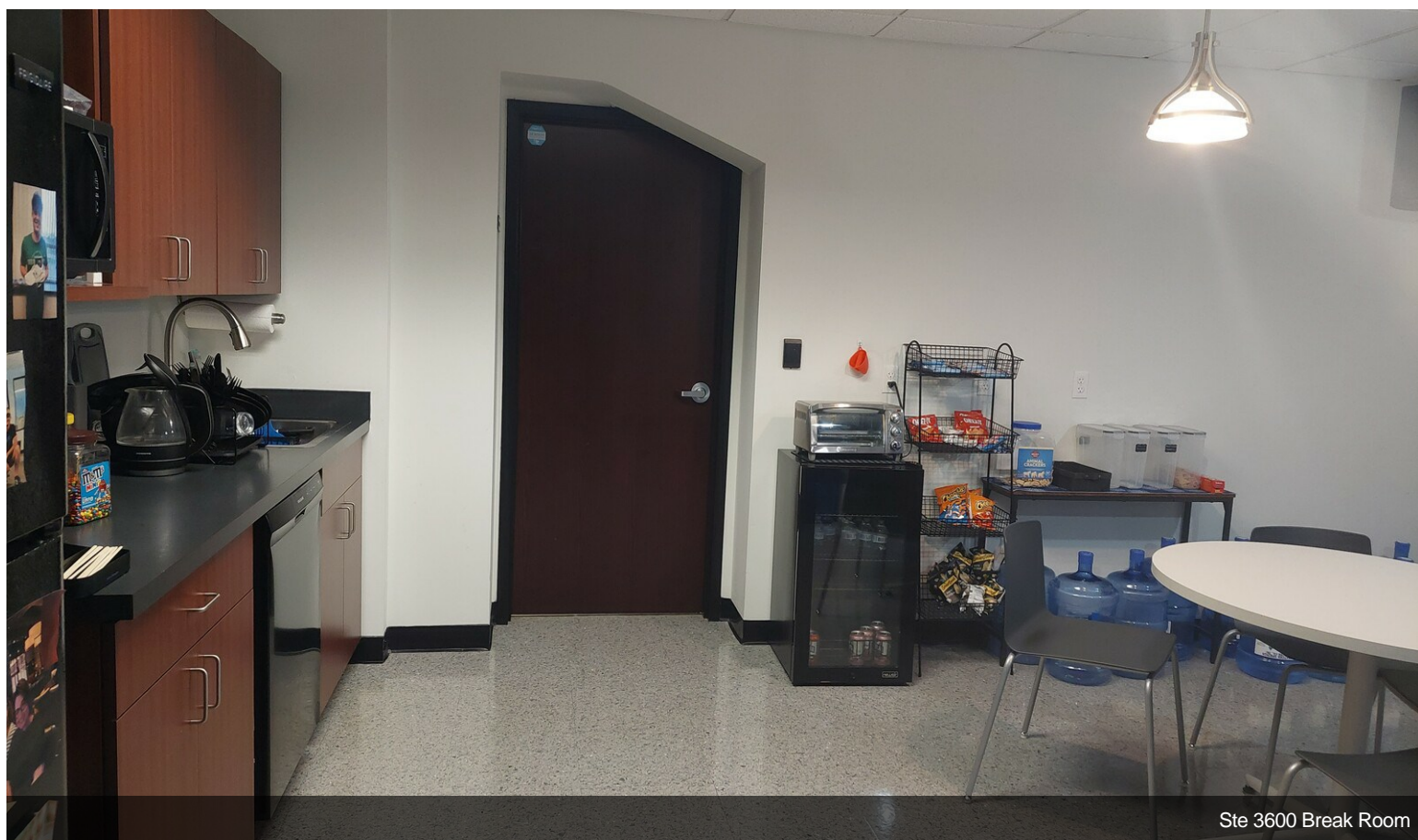
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# Property Photos

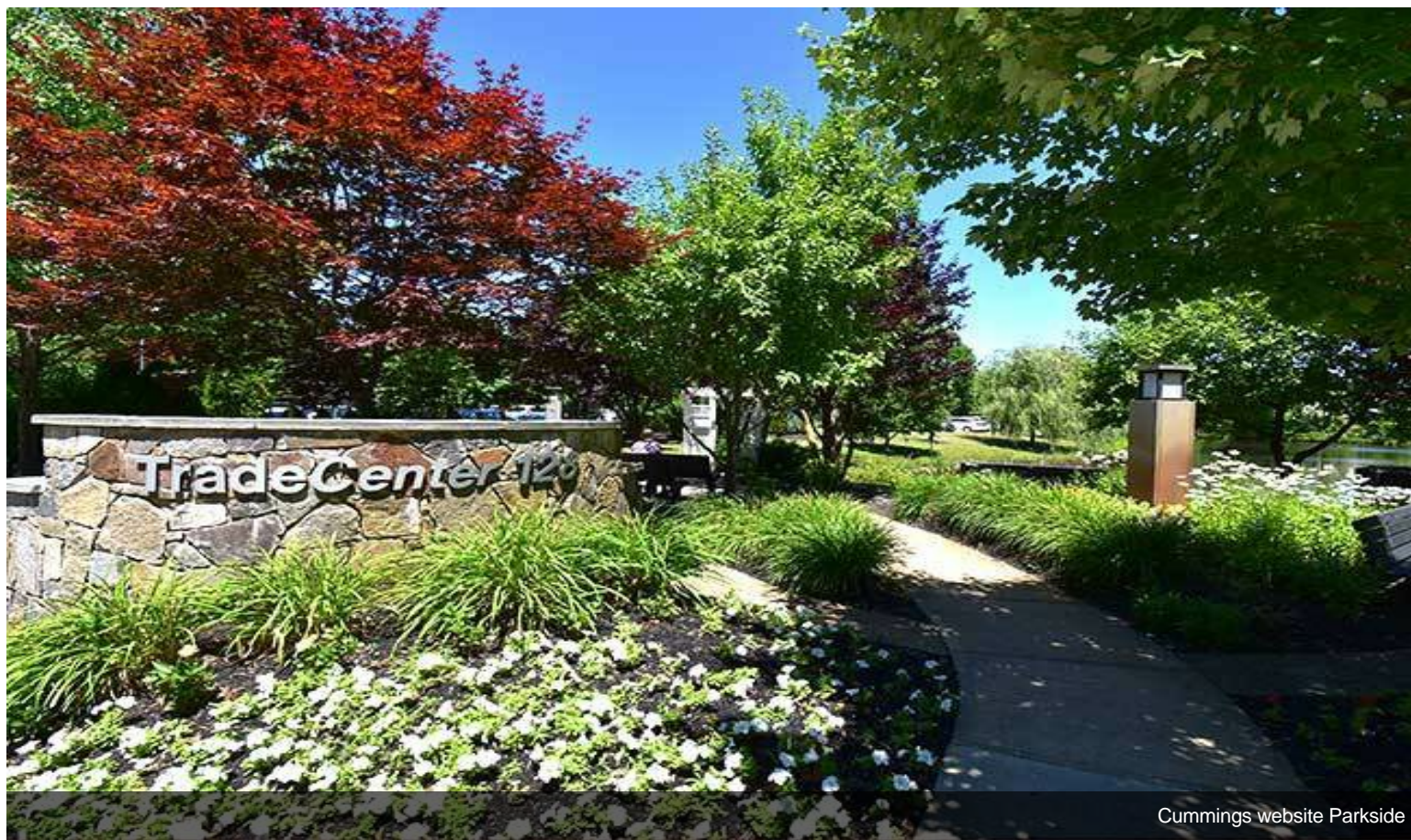


Ste 3600 Main area-private offices

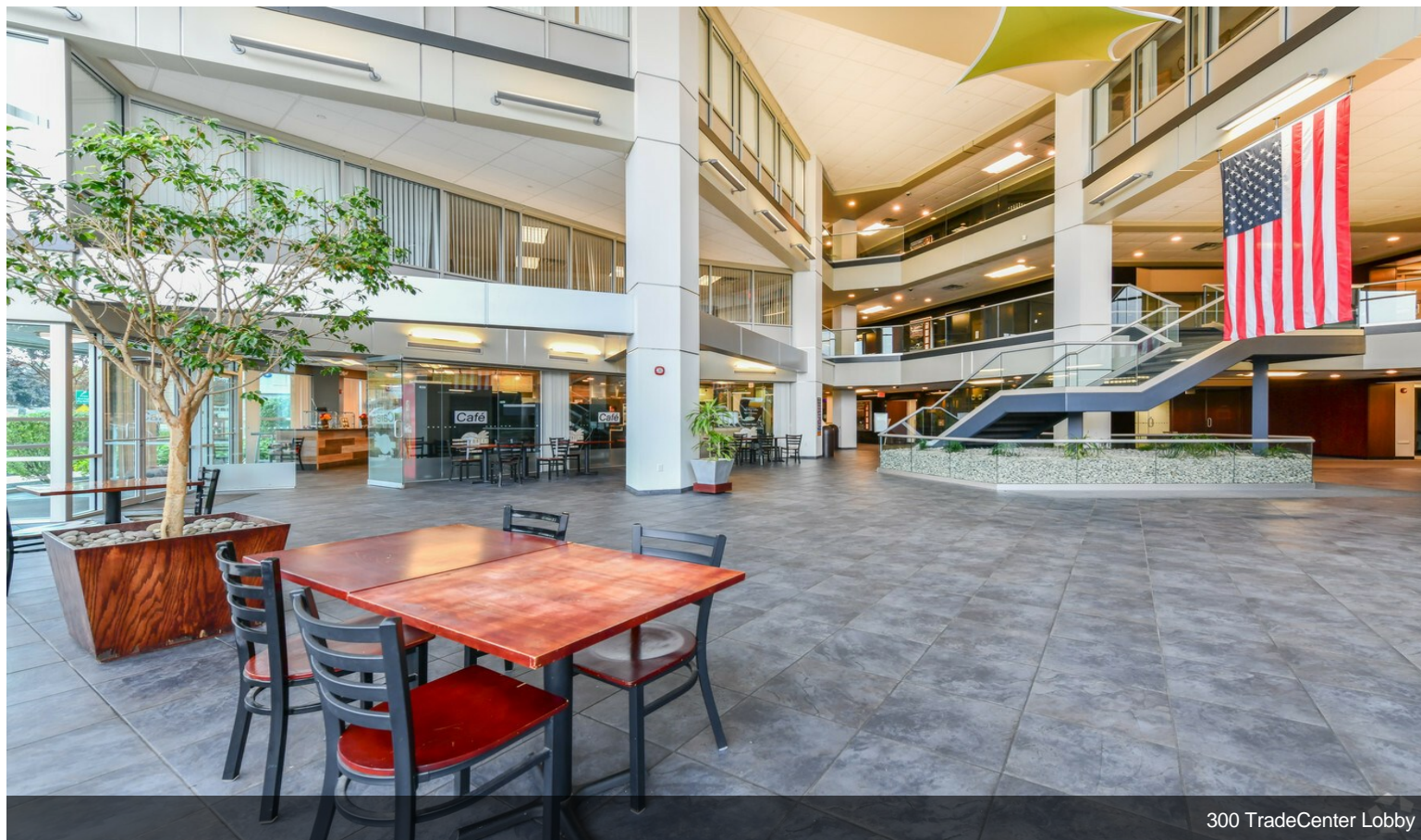


Ste 3600 Break Room

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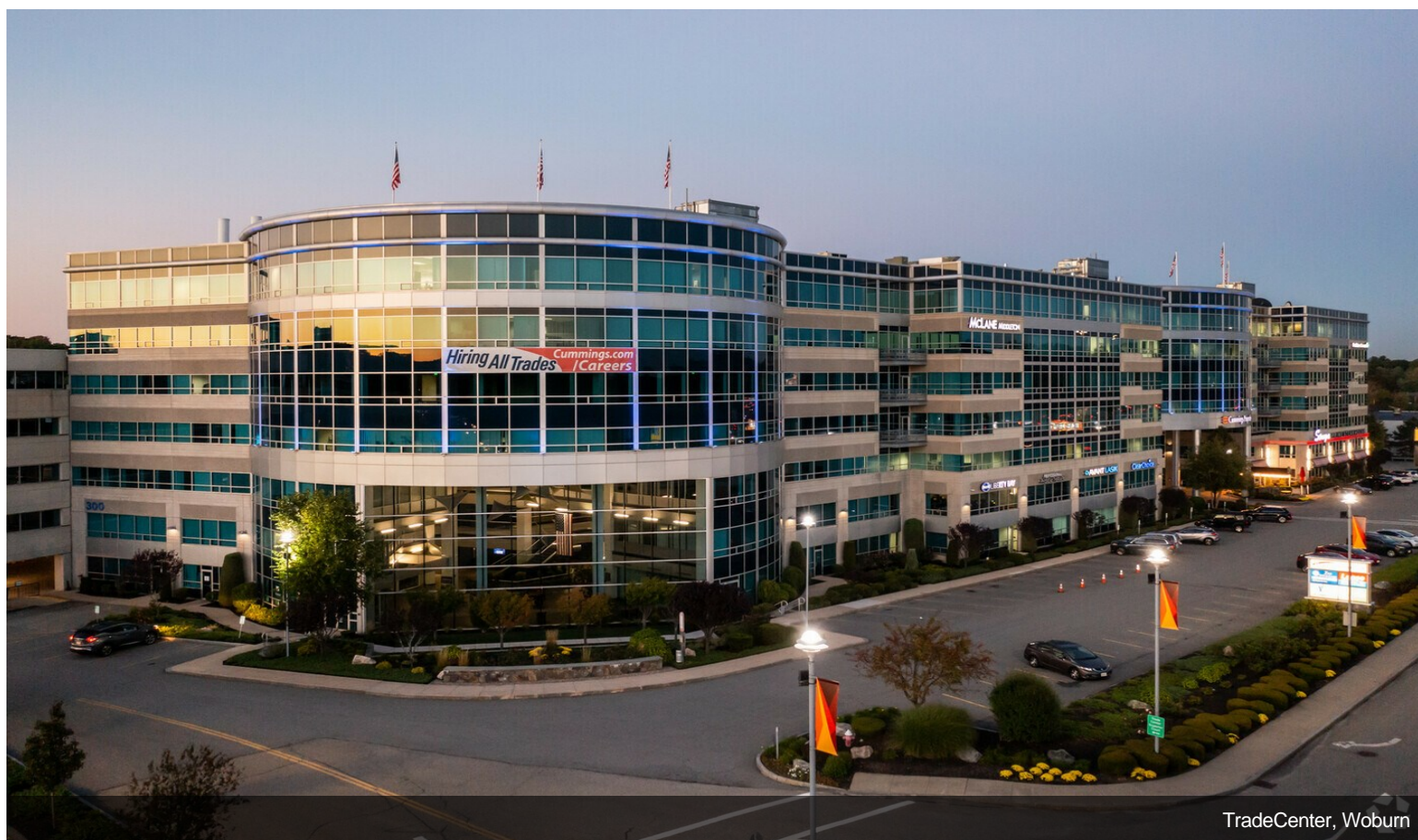
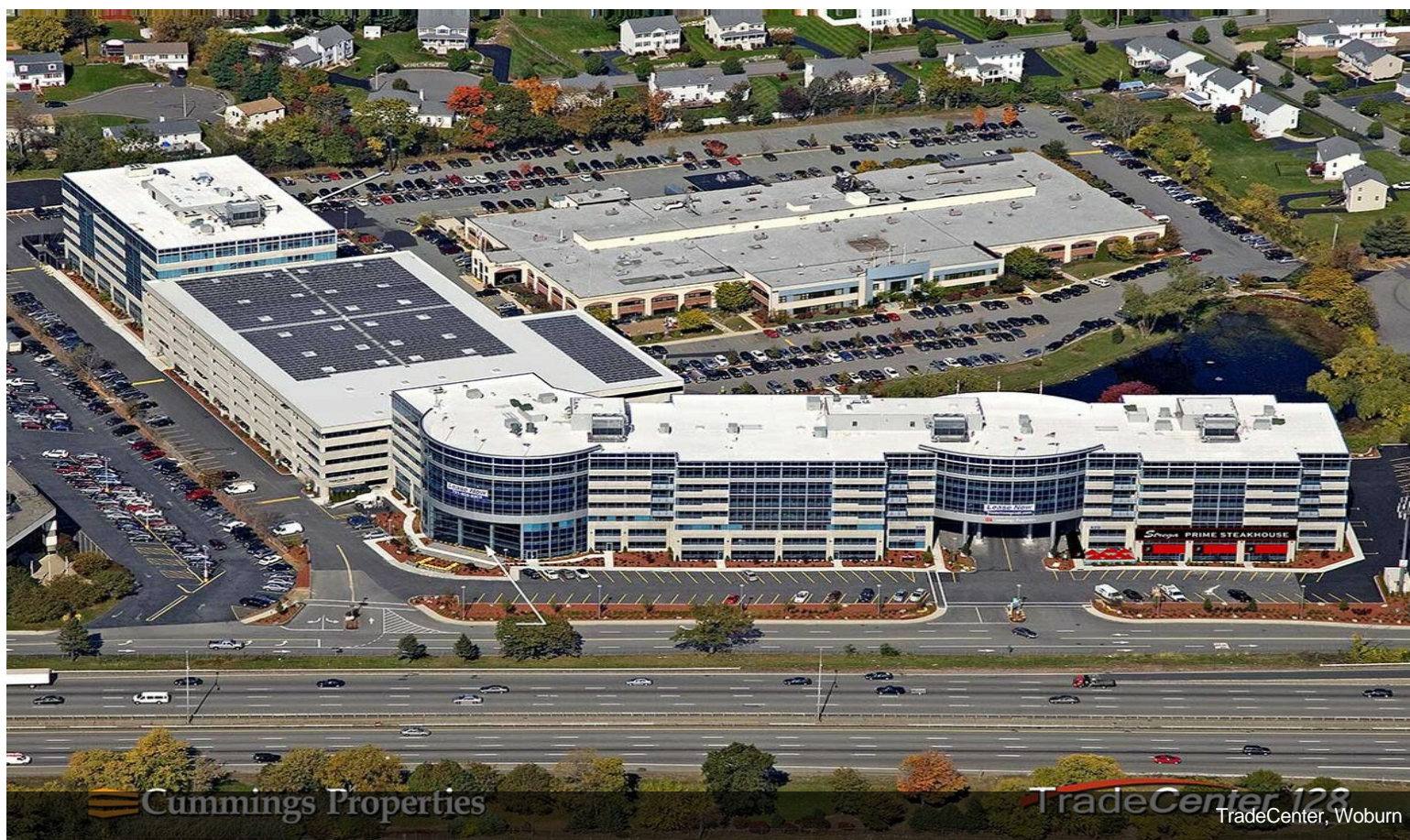


Cummings website Parkside



300 TradeCenter Lobby

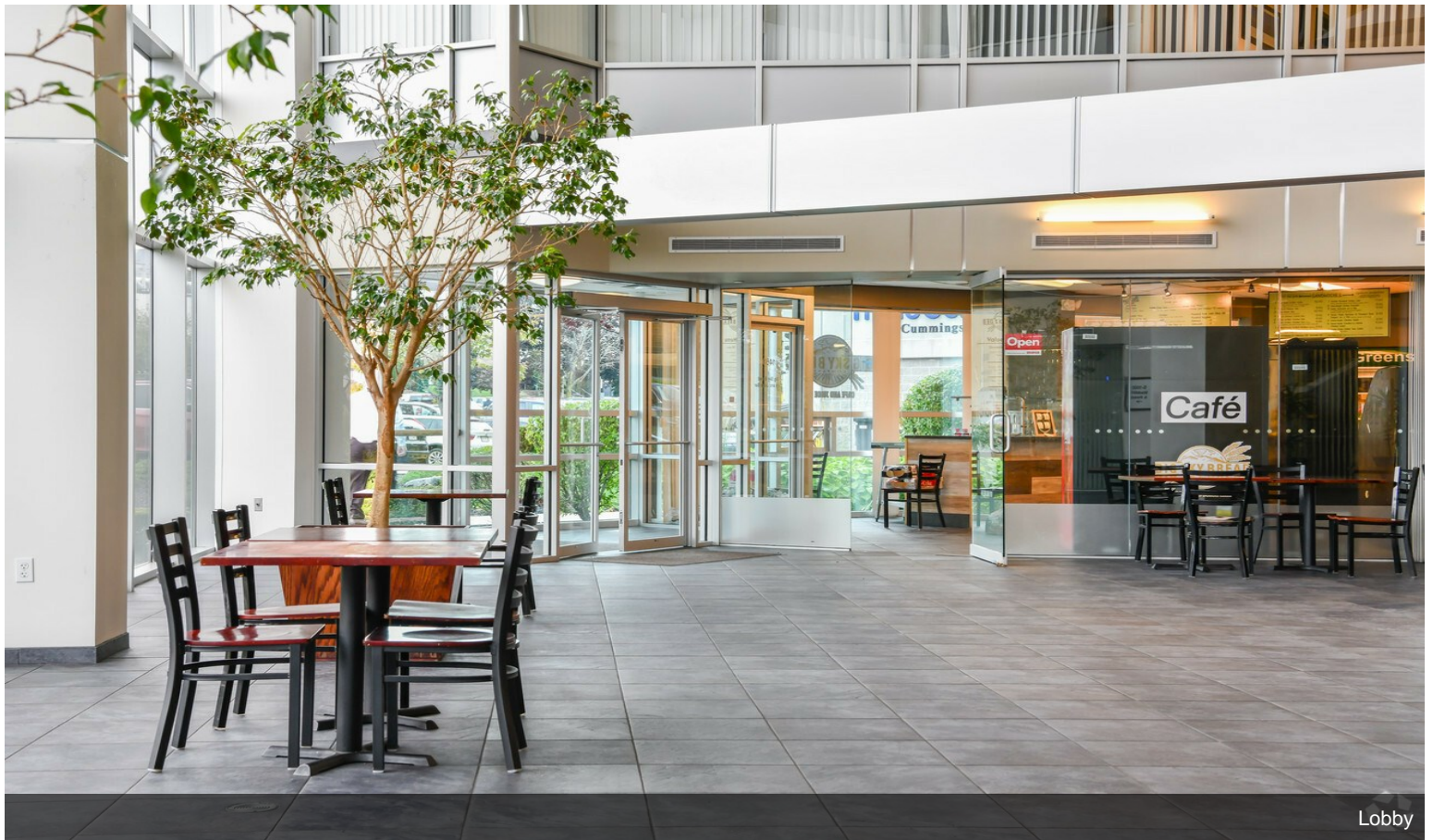
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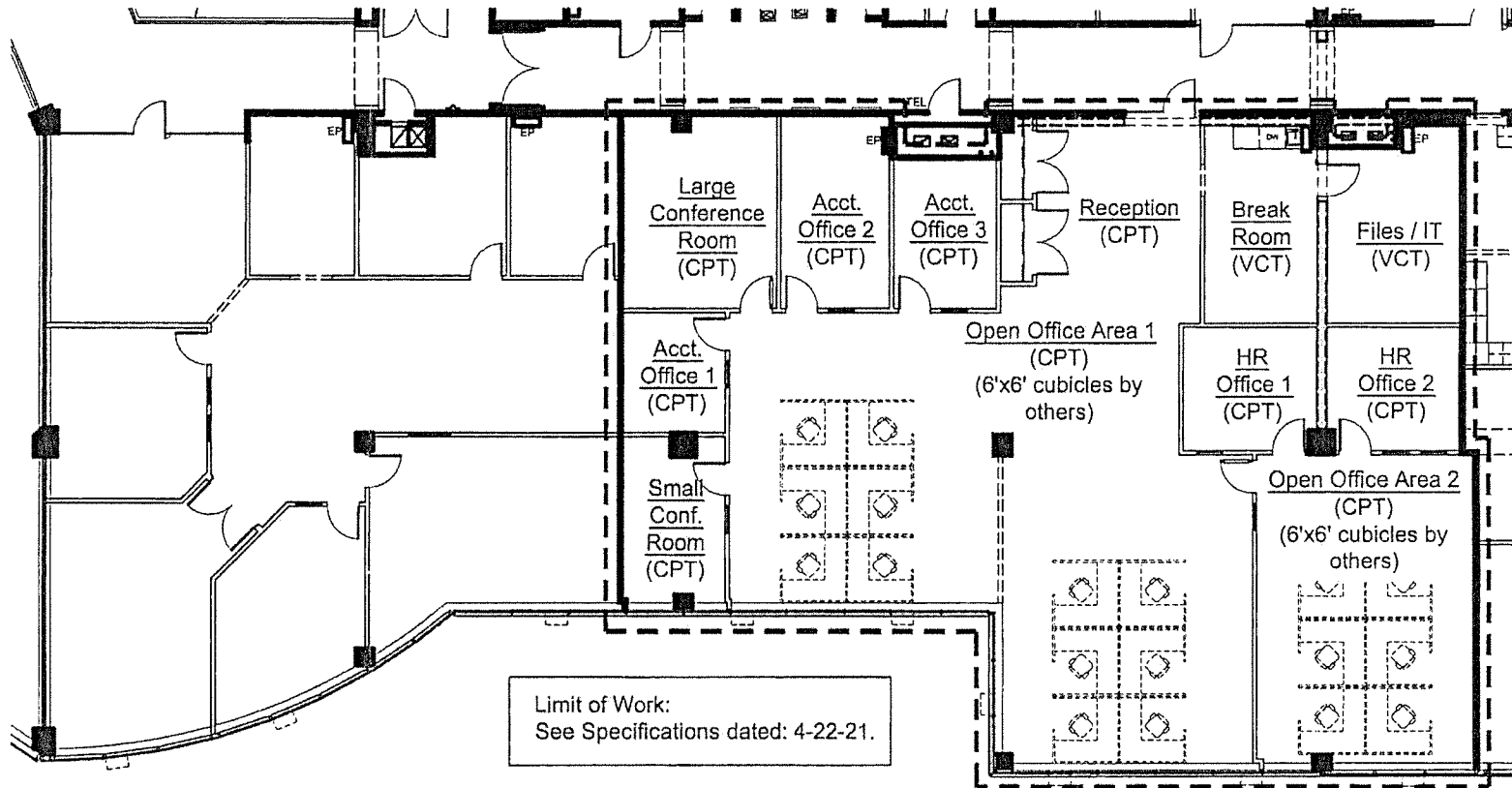


Building Photo



Lobby

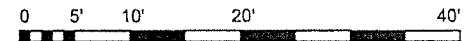




Limit of Work:  
See Specifications dated: 4-22-21.

FINAL PLAN

(SIGNATURE)  
*[Signature]*  
(DATE)  
5/10/21



SCALE: 1/16" = 1'-0"

LEASE PLAN



Sira Naturals, Inc.

300 TradeCenter, Suite 3600, Woburn, MA

LSF: 5,215±

**General Notes:**

- 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 plan/work for LESSEE's use and/or occupancy.
- Work and/or finishes not conforming to LESSOR's Construction Guidelines and Specifications shall be considered non-building standard. All finishes to remain as is unless otherwise noted.
- These drawings are not as-built drawings, all dimensions are approximate, and LESSOR 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, LESSOR shall not be held liable for any claims, losses, damages, or costs arising out of any such use of these drawings.