



444 Washington St

444 Washington St, Woburn, MA 01801



Wronka, Ltd.

Commercial Real Estate Advisors



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444 Washington St

\$25.00 /SF/YR

Ste 401 offers a pleasant environment in this First Class well-maintained office building. Great visibility, minutes from Rte. I-93 and I-95/128 with easy access for employees and clients. High Quality interior finishes, minutes to thriving Woburn Village, retail and multi-family mixed use area. Close to restaurants, retail stores, banks, daycare facilities, fitness facilities, medical offices, dry cleaning services, salons, hotels. Ample free daytime parking near entry. Modern IT & HVAC infrastructure. Tenants include medical, dental, cosmetics, law, accounting and other professional offices. Sublease with direct lease extension available from Owner....

- Suite 401 offers expansive windows for natural light
- Furnished Private Offices, Conference Room, Open Area, Kitchen
- For executive, professional, sales office

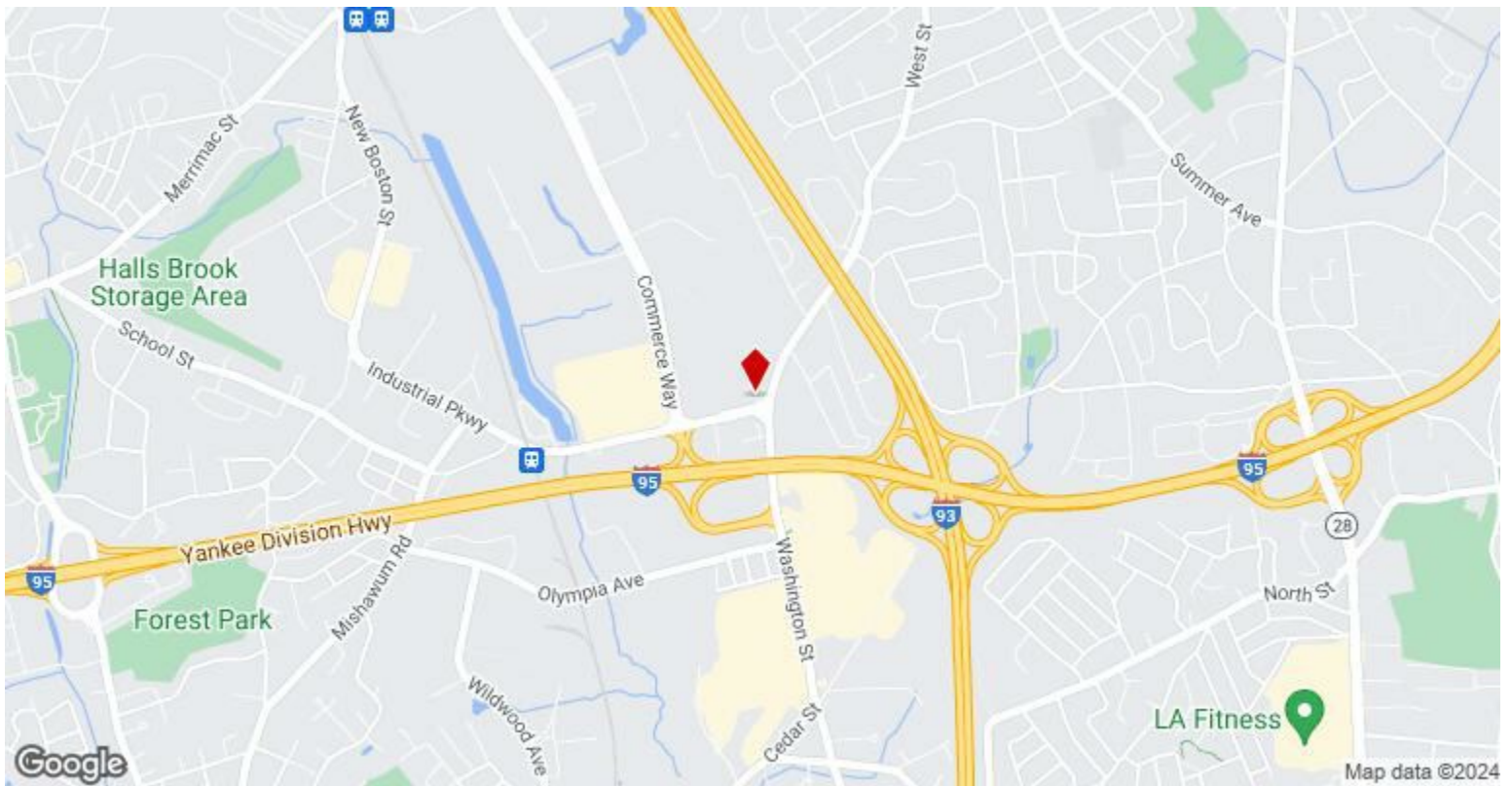


Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	42,068 SF
Year Built:	1983
Walk Score ®:	57 (Somewhat Walkable)
Transit Score ®:	17 (Minimal Transit)
Rental Rate Mo:	\$2.08 /SF/MO

4th Floor Ste 401

Space Available	2,324 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Move-in ready, furnished office space welcoming to clients and internal collaboration; wall to wall windows with custom blinds; beautiful conference room fits 8-10; modern IT infrastructure



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Property Photos



Ste 401 Outside office 1

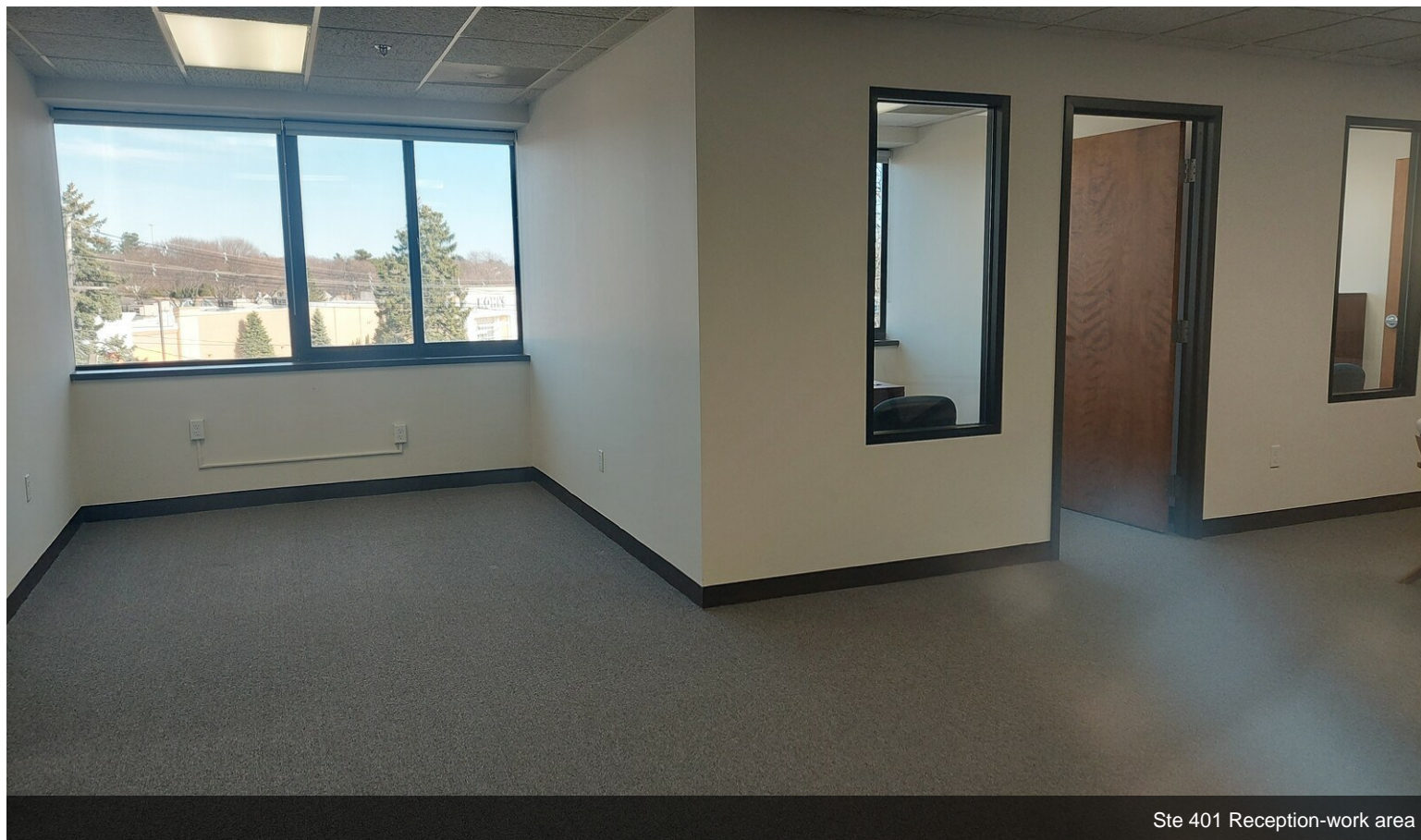


Ste 401 Kitchen

Property Photos

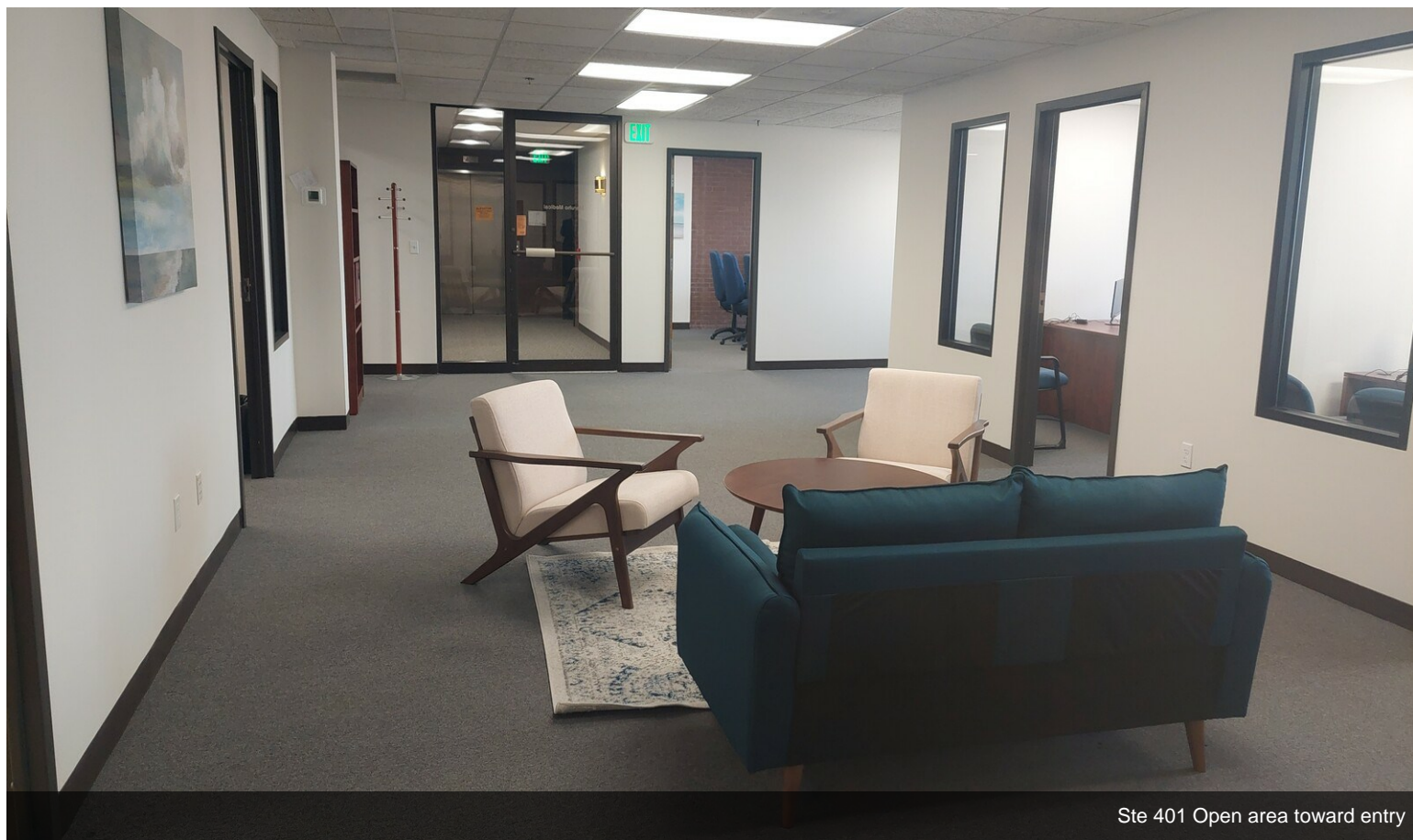


Ste 401 Storage-file room



Ste 401 Reception-work area

Property Photos



Ste 401 Open area toward entry



Ste 401 View from entry b

Property Photos



Ste 401 Outside office2

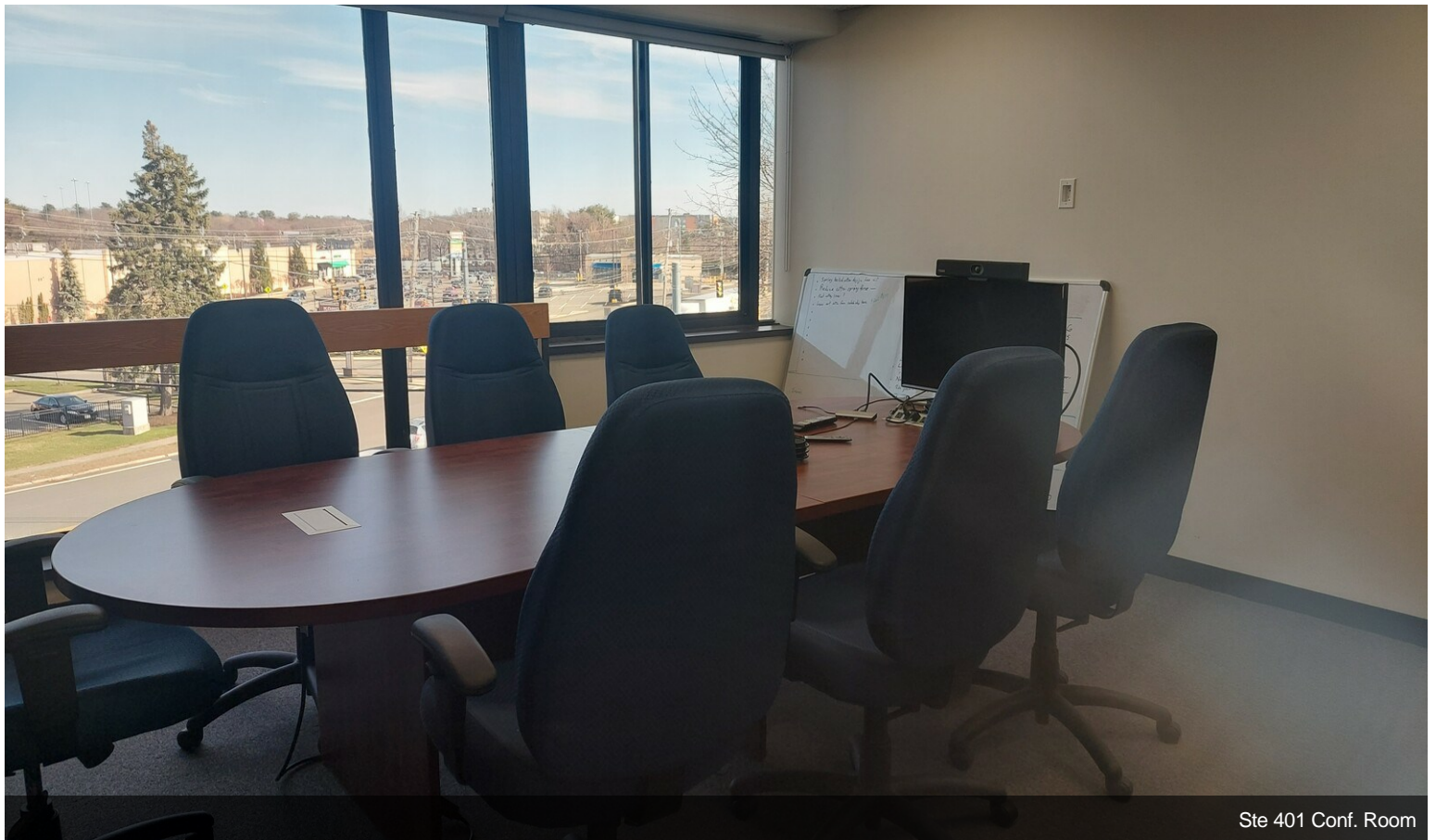


Ste 401 Entry

Property Photos

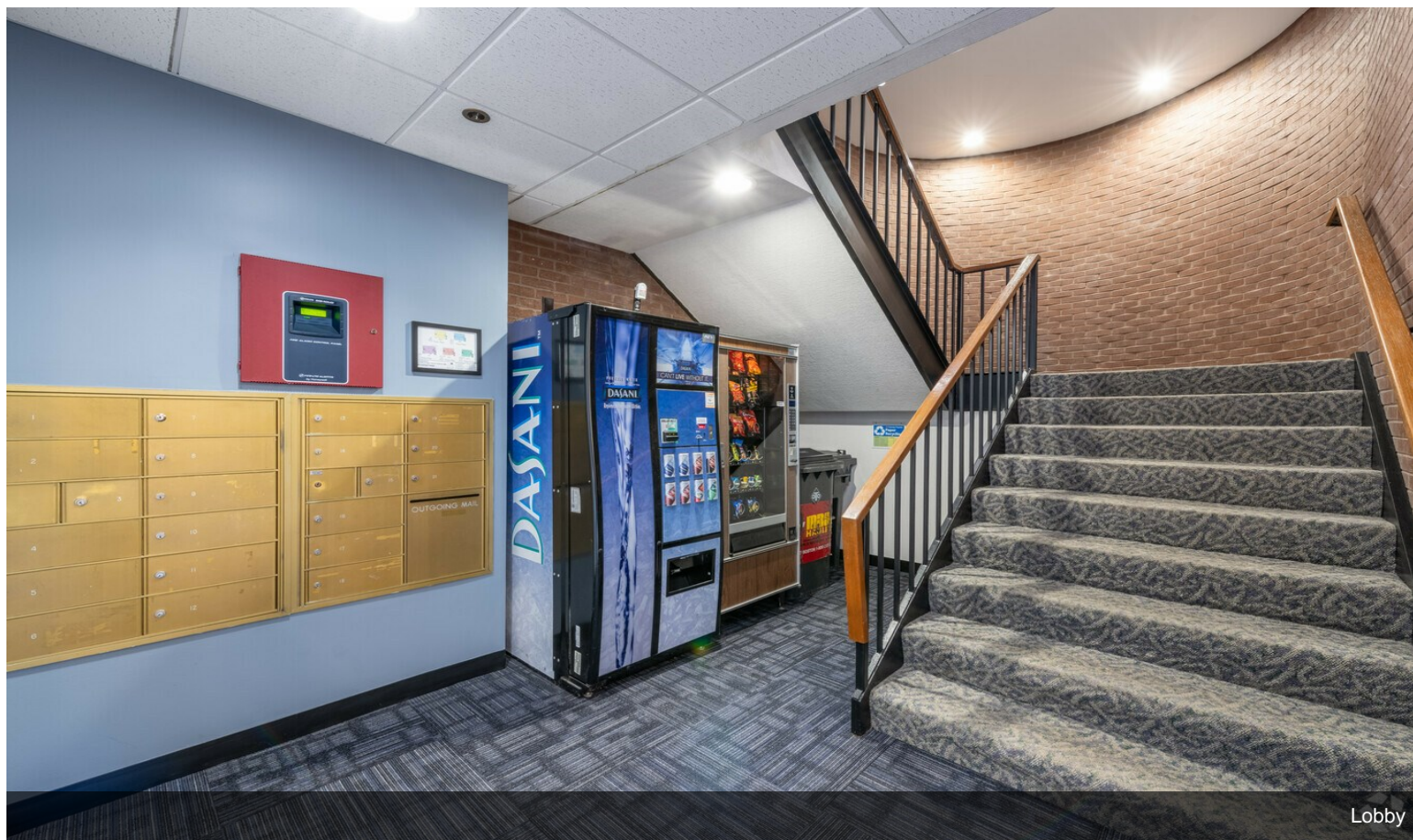


Ste 401 Outside office 3

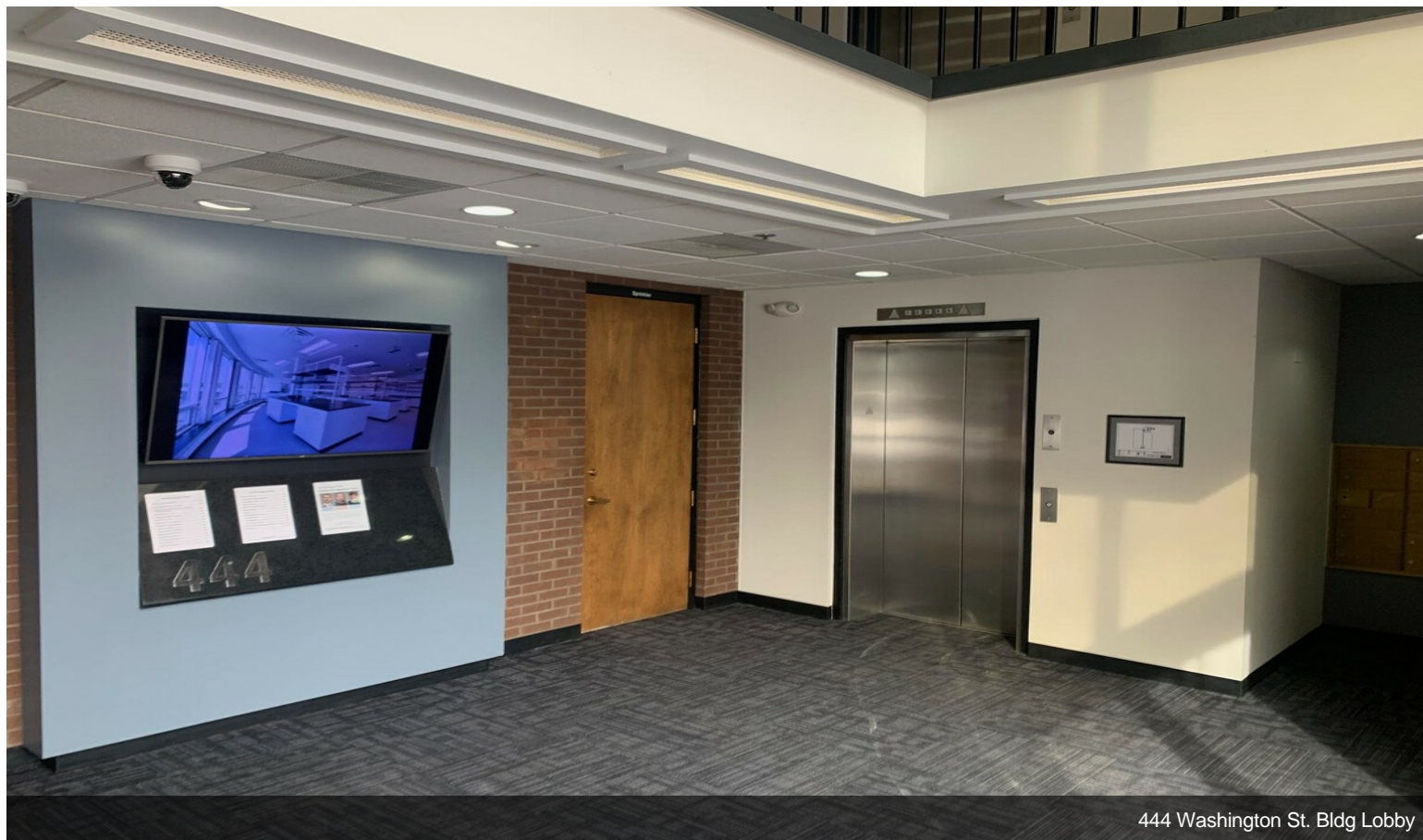


Ste 401 Conf. Room

Property Photos



Lobby



444 Washington St. Bldg Lobby



GENERIC LEASE PLAN

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

444 Washington Street,
Suite 401,
Woburn, MA

LSF: 2,324

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.