



800 Cummings Center, Suite 350-V Sublease

800 Cummings Ctr, Beverly, MA 01915



Wronka, Ltd.

Commercial Real Estate Advisors



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800 Cummings Center, Suite 350-V Sublease

\$16.00 /SF/YR

SUITE 350-V: TENANT OFFERING 2 WEEKS FREE RENT & CO-BROKER INCENTIVES. Sublease to 6/30/25. Lessee Subsidized headquarters office space with expansive window line, private offices, open area, private restrooms, kitchen. 800 Cummings Center is located in the heart of Cummings Center campus, convenient for employees and visitors from two campus entrances, serving Routes 1A and 62....

- Expansive window lines
- View to Pond
- Regina Pizzeria in building
- Short walk to 400 car parking garage

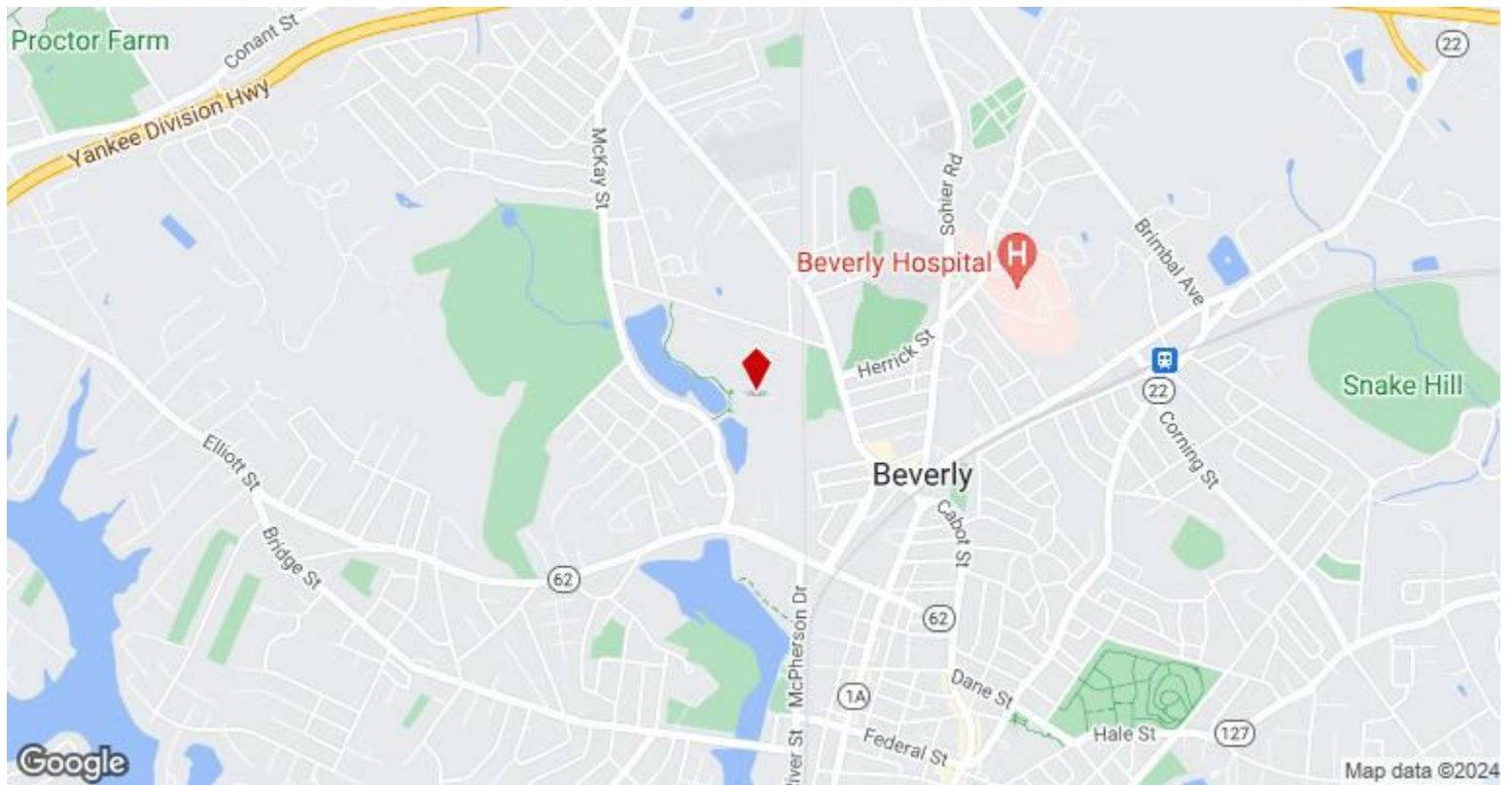


Rental Rate:	\$16.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	175,000 SF
Year Built:	1906
Walk Score ®:	74 (Very Walkable)
Rental Rate Mo:	\$1.33 /SF/MO

3rd Floor Ste 350-V

Space Available	6,031 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

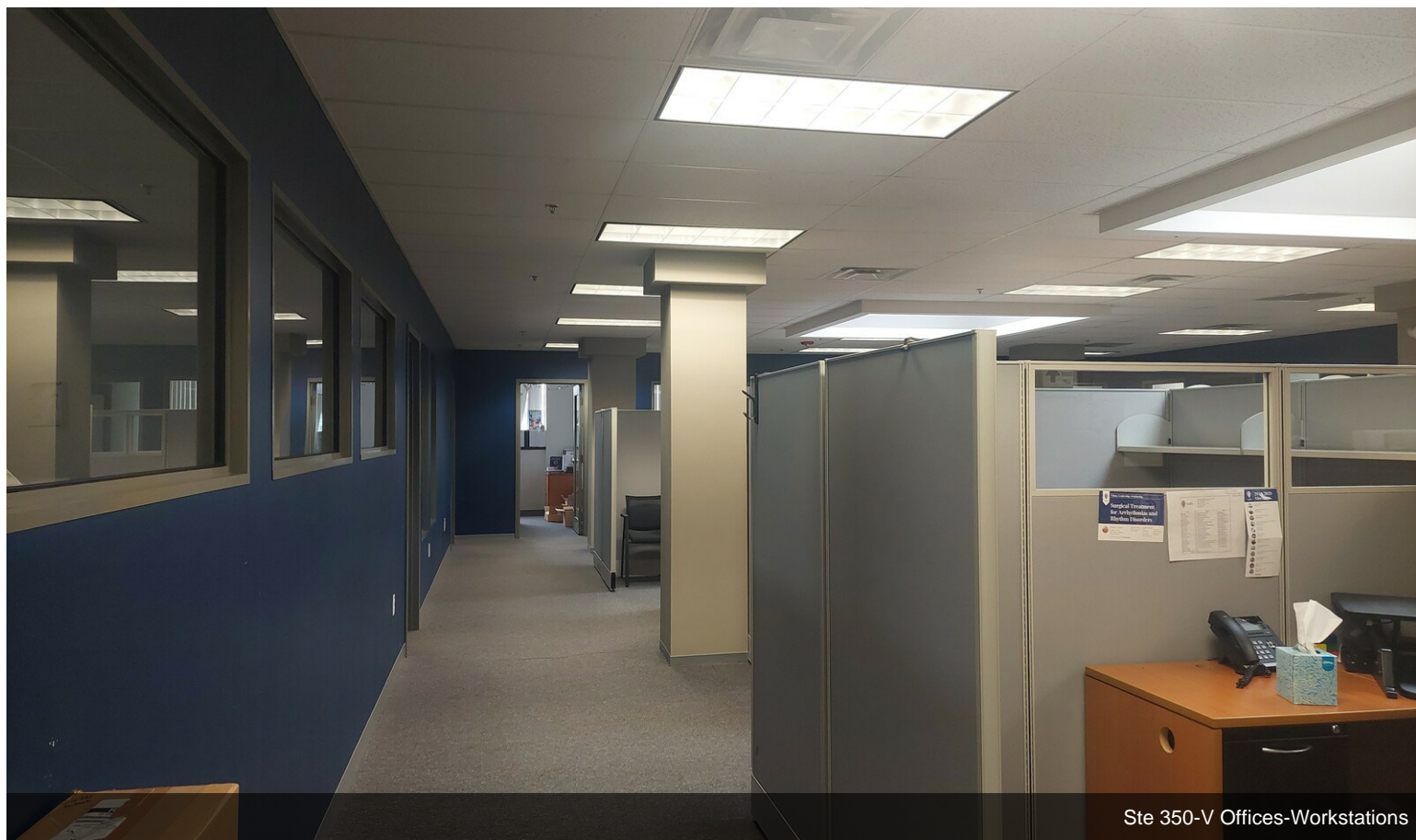
TENANT OFFERING 2 WEEKS FREE RENT & CO-BROKER INCENTIVES. Sublease to 6/30/25. Flexible use with private offices/conference rooms and open area currently fit out with 12 workstations and skylights. Expansive window line for natural light, view to pond. Private bathrooms and kitchen. Welcoming reception area with skylight. Short walk to garage and to Boston Athletic Club. Regina Pizzeria in the building along with other amenities, nearby childcare, doggie day care. Suite is easily accessible from two entries to the building. Convenient for employees and visitors from two campus entrances, serving Routes 1A and 62.



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Property Photos

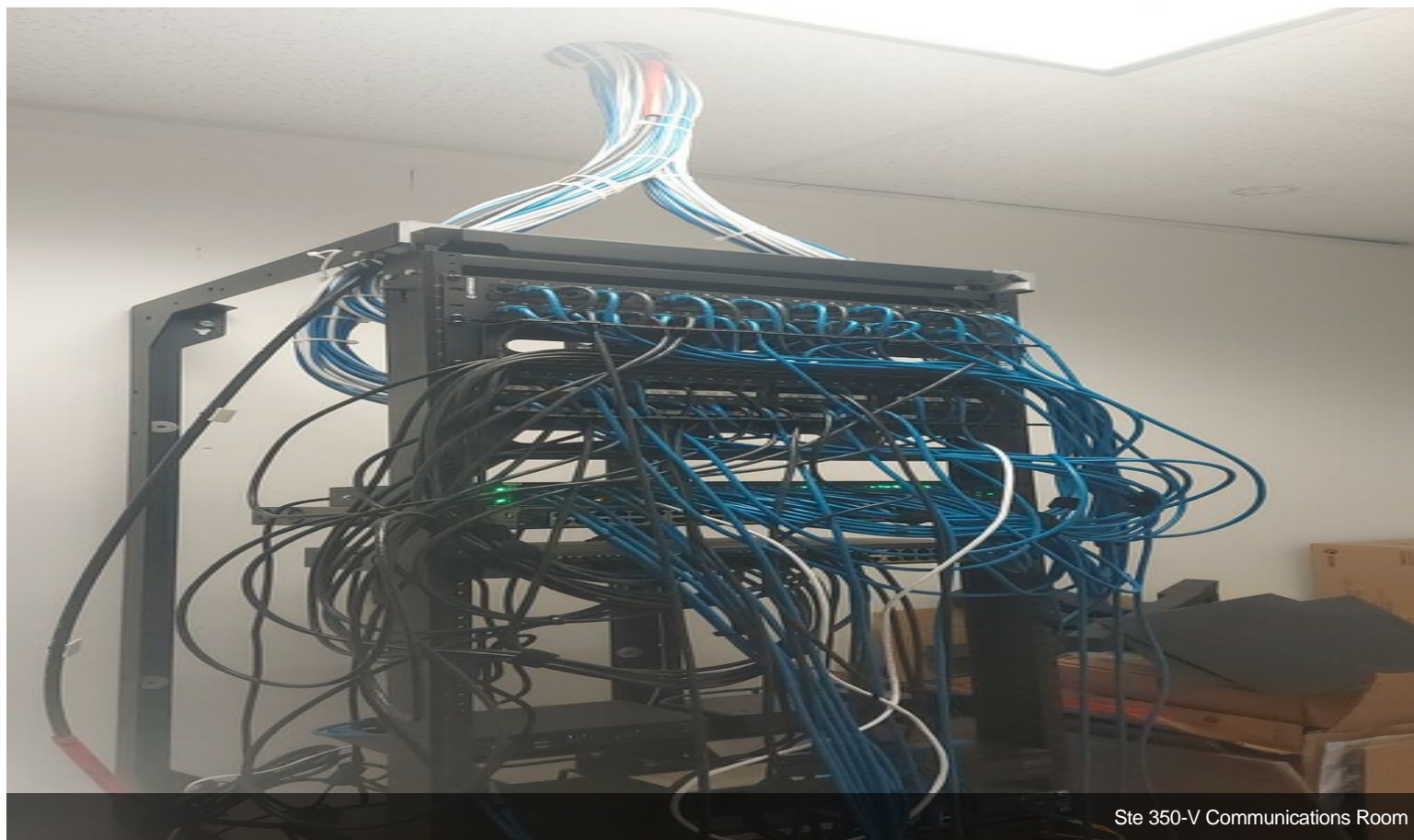


Ste 350-V Offices-Workstations

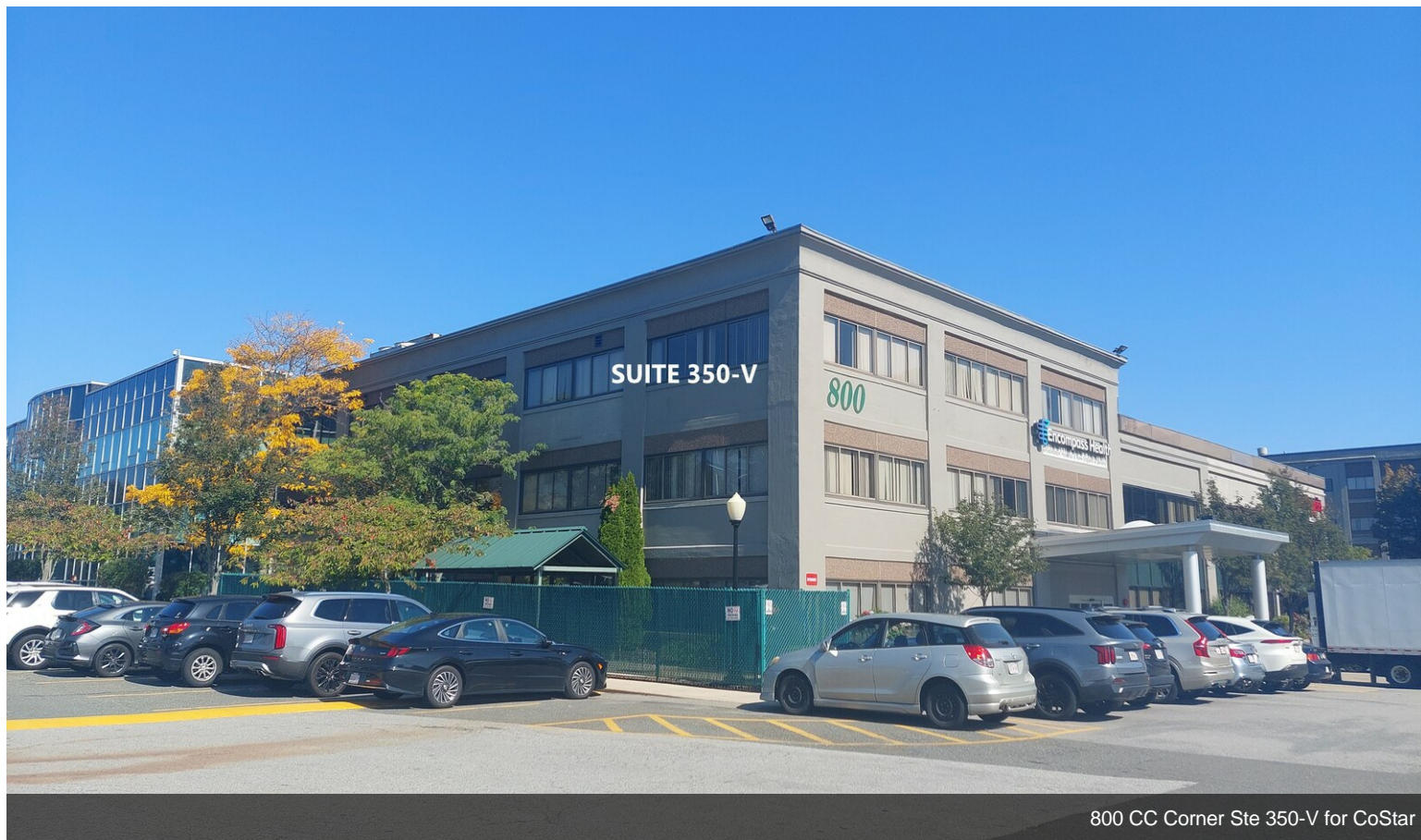


Kitchen-Break Room

Property Photos



Ste 350-V Communications Room



800 CC Corner Ste 350-V for CoStar

Property Photos



Access from Rte. 1A

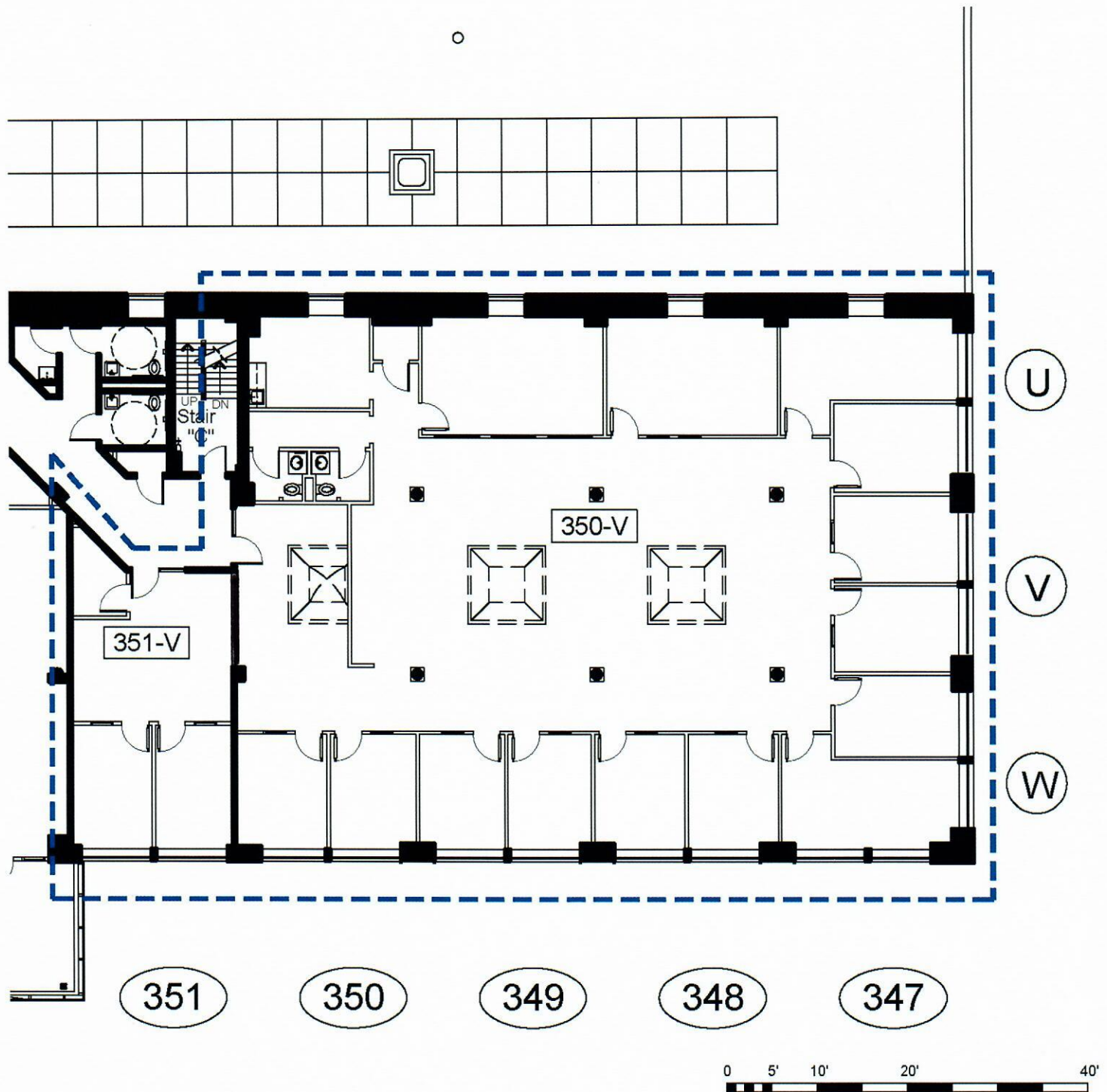


Corner Ste 350-V

Property Photos



Building Photo



GENERIC LEASE PLAN

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

800 Cummings Center,
Suites 350-V & ~~351-V~~,
Beverly, MA

LSF: 6,751

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.



200 West Cummings Park, Woburn, MA.

781-935-8000

Dsg: RE

Date: 03-05-15

Rev: 03-22-21

Chk: