



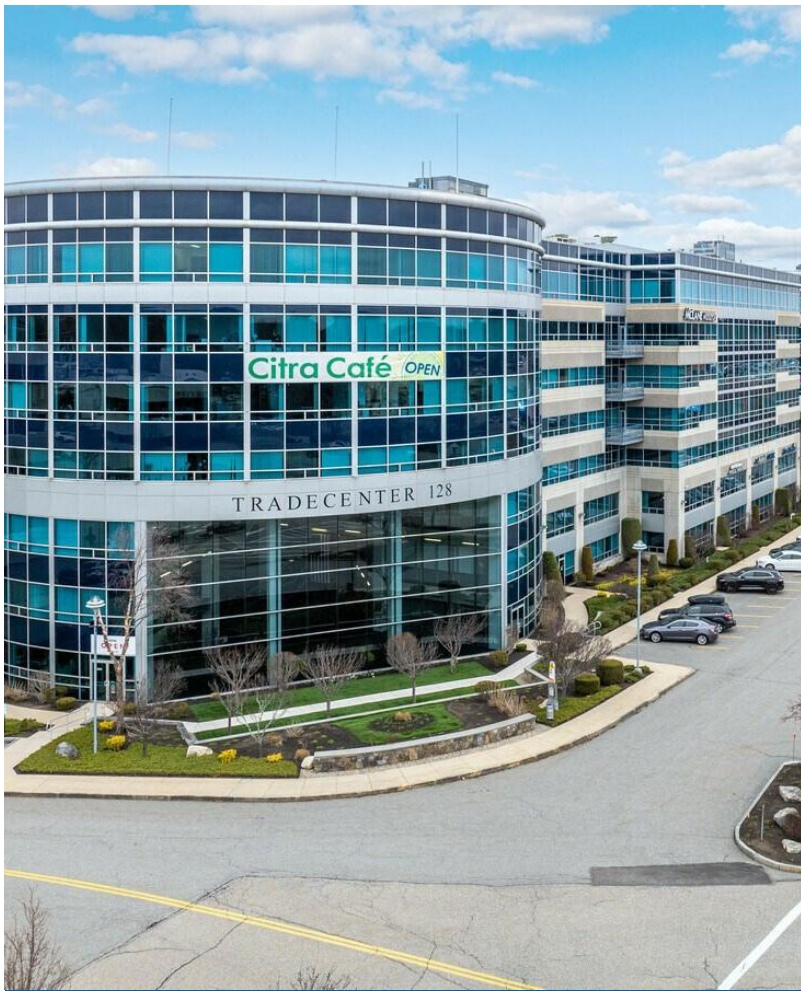
Ste 5400 Lab/Ofc & Suite 3600 Ofc Subleases

300-400 Tradecenter, Woburn, MA 01801



Marianne Wronka

Wronka, Ltd. Commercial Real Estate Advisors
400 Tradecenter Dr, Suite 5900, Woburn, MA 01801
mwronka@wronkaltd.com
(781) 229-2233 Ext: 201



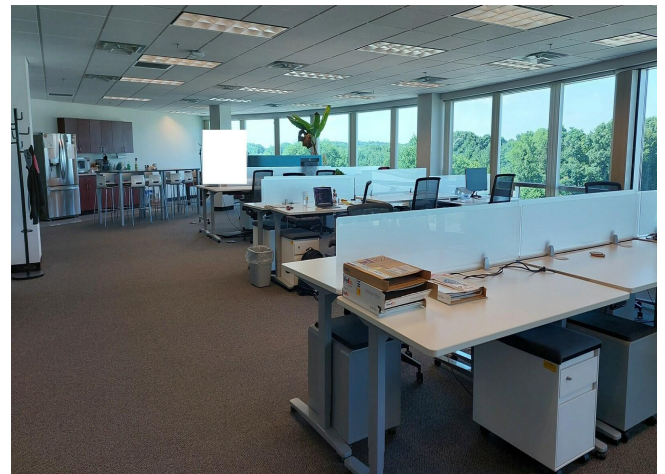
Ste 5400 Lab/Ofc & Suite 3600 Ofc Subleases

\$26.00 - \$55.00 /SF/YR

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

Suite 5400: Approx. 6,670 SF Sublease; 50% BSL-1 Lab and 50% Office; Fume Hood and Backup Generator; Month-to-Month Bench Space available. Open...

- Expansive window line overlooking Rte. 128/I-95 offers natural light to office and lab areas
- 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
- Citra Cafe in building #300 lobby for delicious breakfast; Teresa's Ristorante Bar & Pizzeria #400 lobby for lunch & dinner, private events



Rental Rate: \$26.00 - \$55.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 420,632 SF

Year Built: 2008

Walk Score ®: 65 (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	Plus All Utilities
Space Type	Sublet
Space Use	Office

Suite 3600 Sublease/Assignment: 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; Citra Cafe conveniently located in Building 300 lobby for delicious breakfast & lunch. On-site MBTA stop. Lessee-Subsidized & Lease extension available with Owner. Cobroker Incentive \$1.25/sf/yr.

1

5th Floor Ste 5400 & 5460

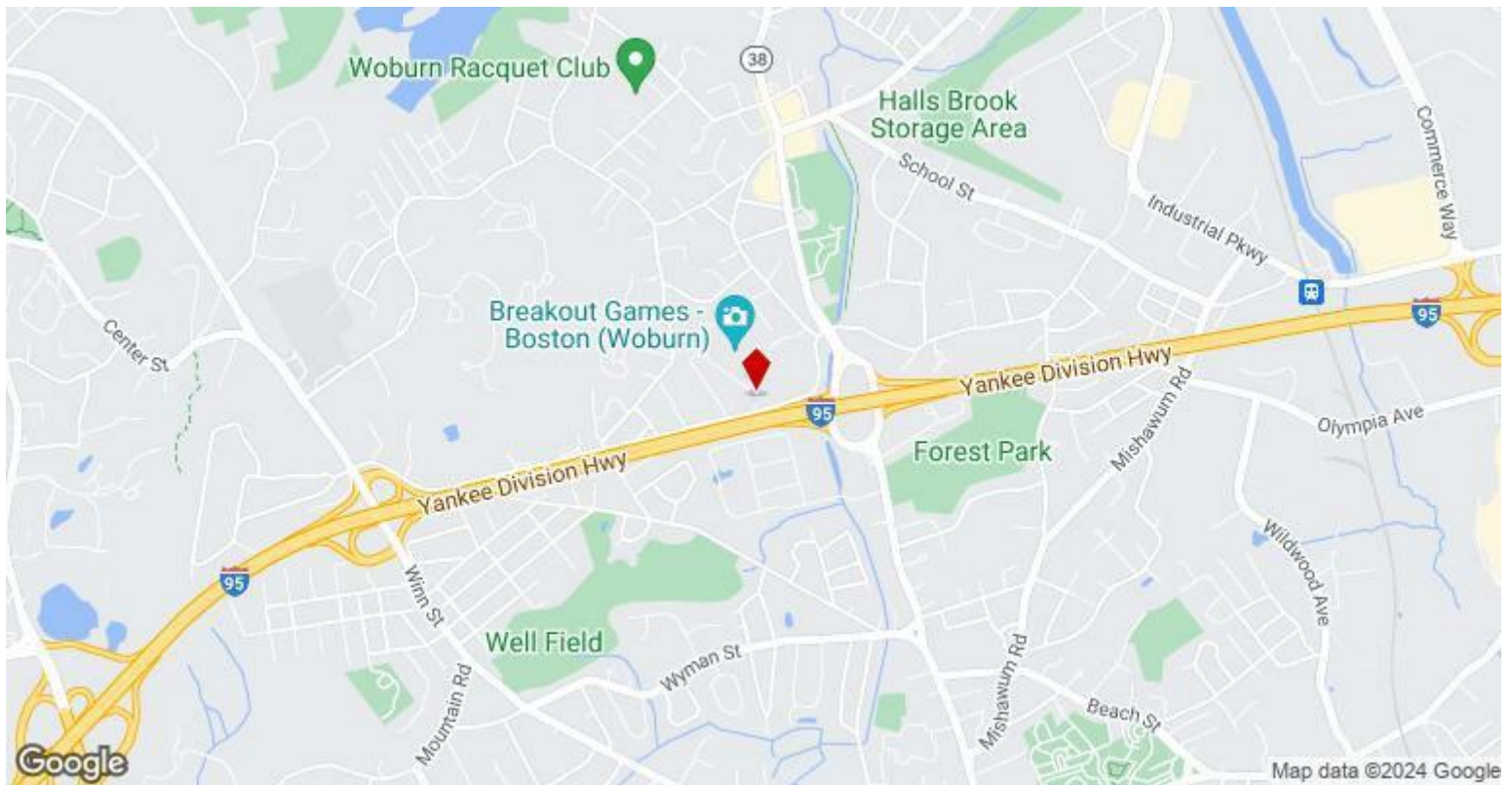
Space Available	6,670 SF
Rental Rate	\$55.00 /SF/YR
Date Available	30 Days
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office

Approx. 6,670 SF, 50% BSL-1 Lab and 50% Office; Plug & Play with Fume Hood and Backup Generator; Month-to-Month Bench Space available. Flexible options for refrigerator / freezer space; Access to certain equipment is negotiable. General lab, chemical, and biological waste disposal included. Office space includes reception area, private offices, shared private phone booths available, large conference room, large open area with dedicated desk seating, Kitchen area and private restrooms.

2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
McLane Middleton	-	



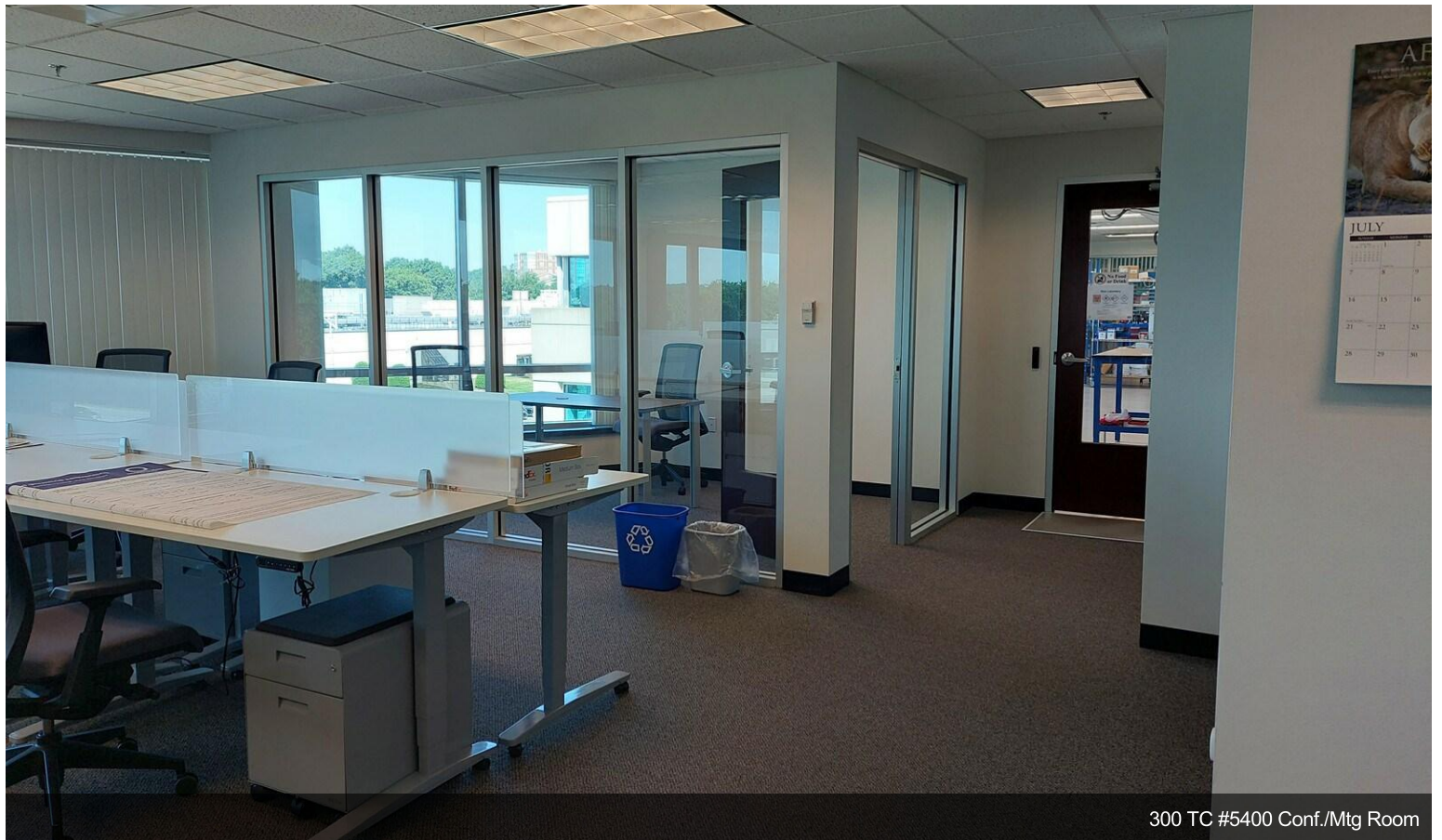
300-400 Tradecenter, Woburn, MA 01801

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

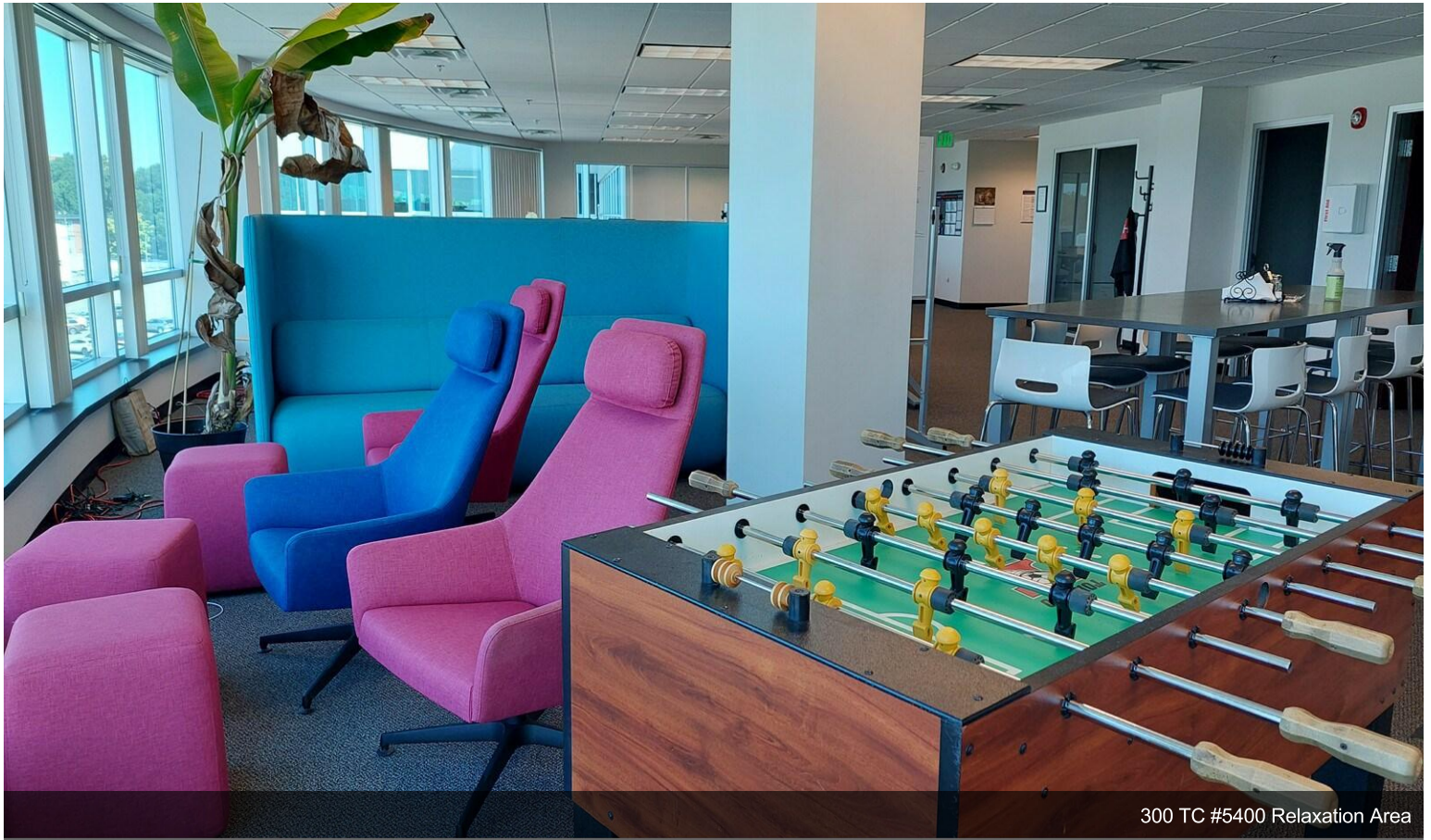
Suite 5400: Approx. 6,670 SF Sublease; 50% BSL-1 Lab and 50% Office; Fume Hood and Backup Generator; Month-to-Month Bench Space available. Open area with workstations, conference/meeting rooms, phone booth, kitchen/break area & private restrooms.

Lessee-Subsidized & Direct Lease available with Owner.

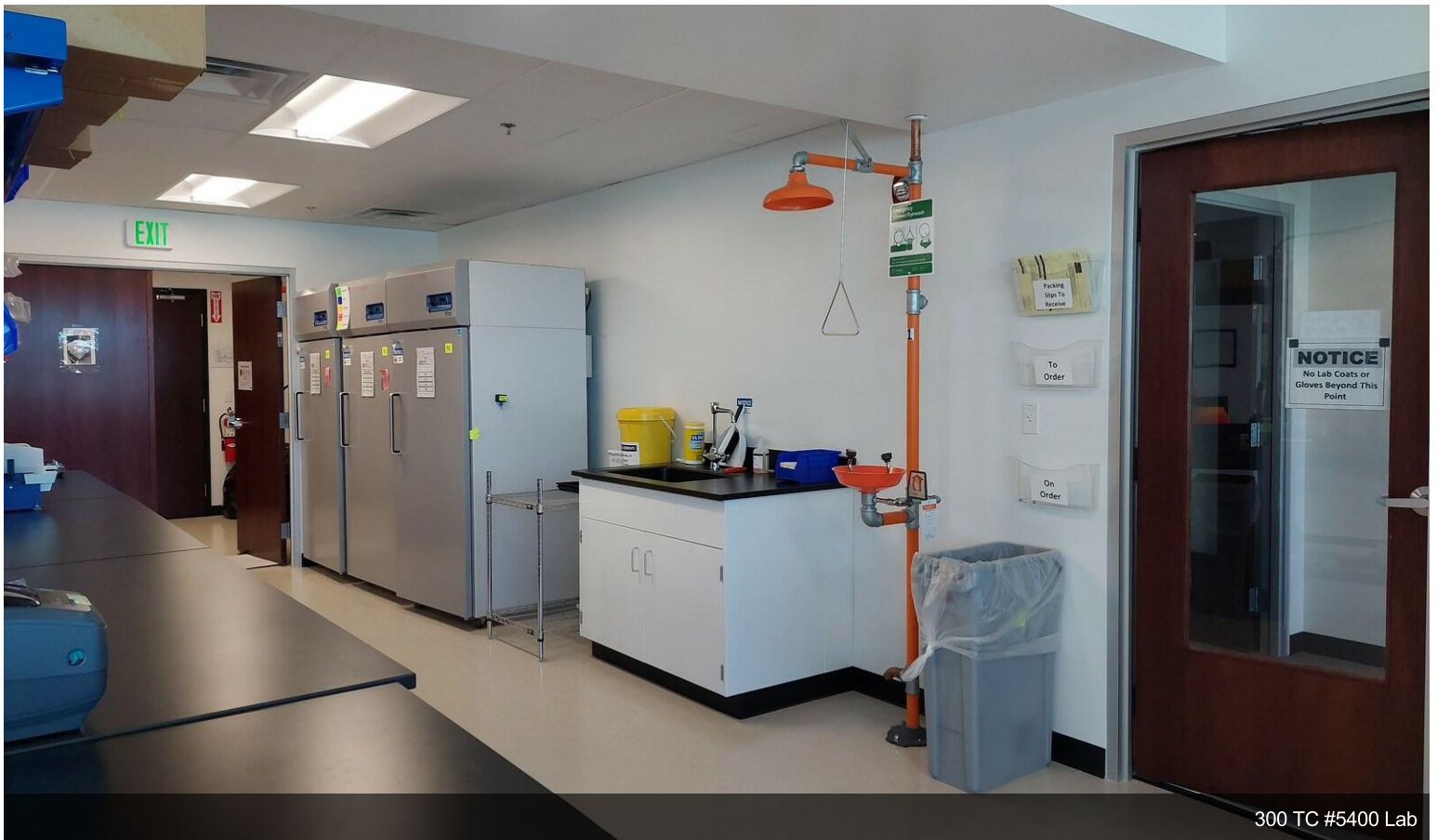
Property Photos



Property Photos

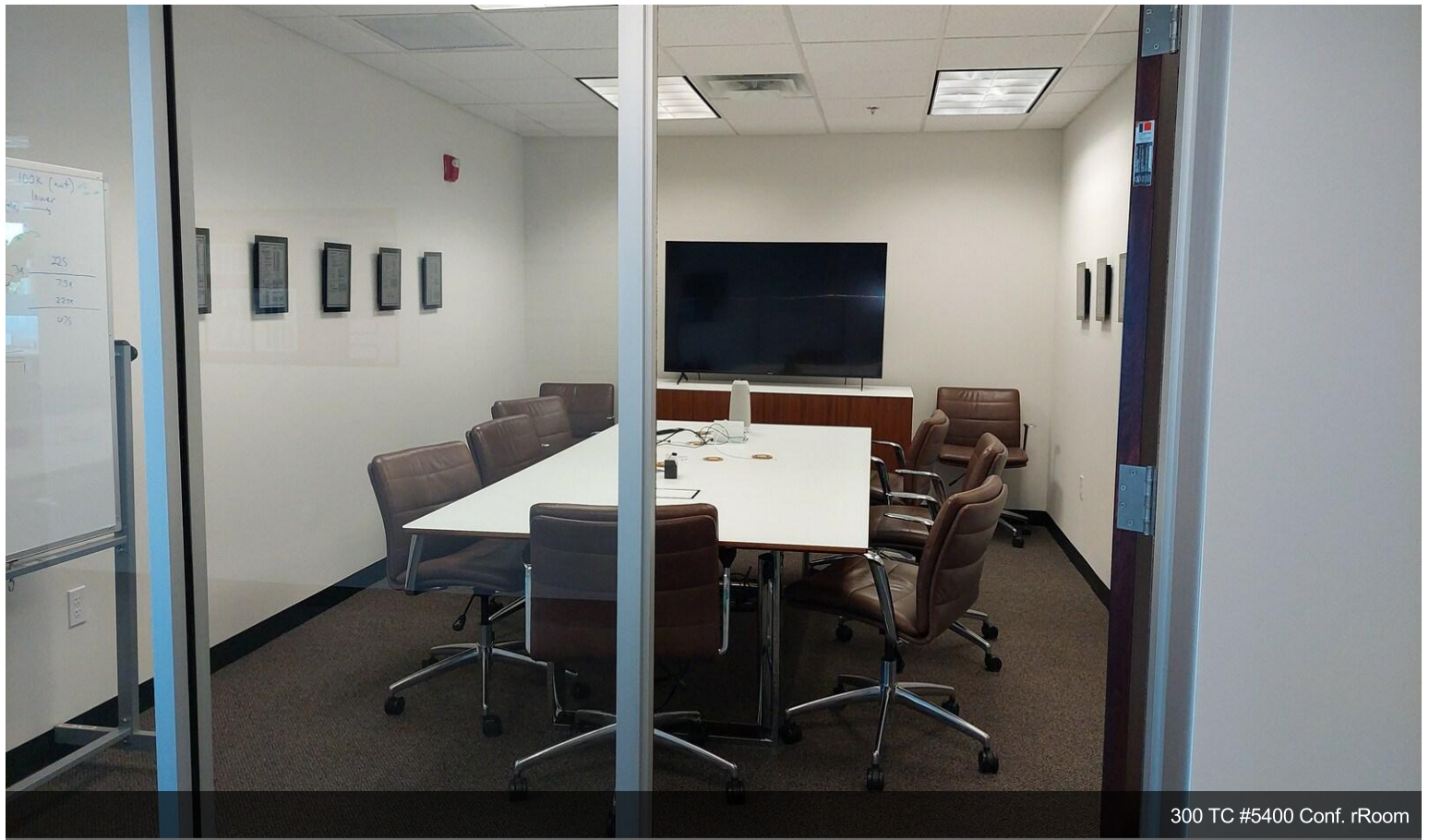


300 TC #5400 Relaxation Area

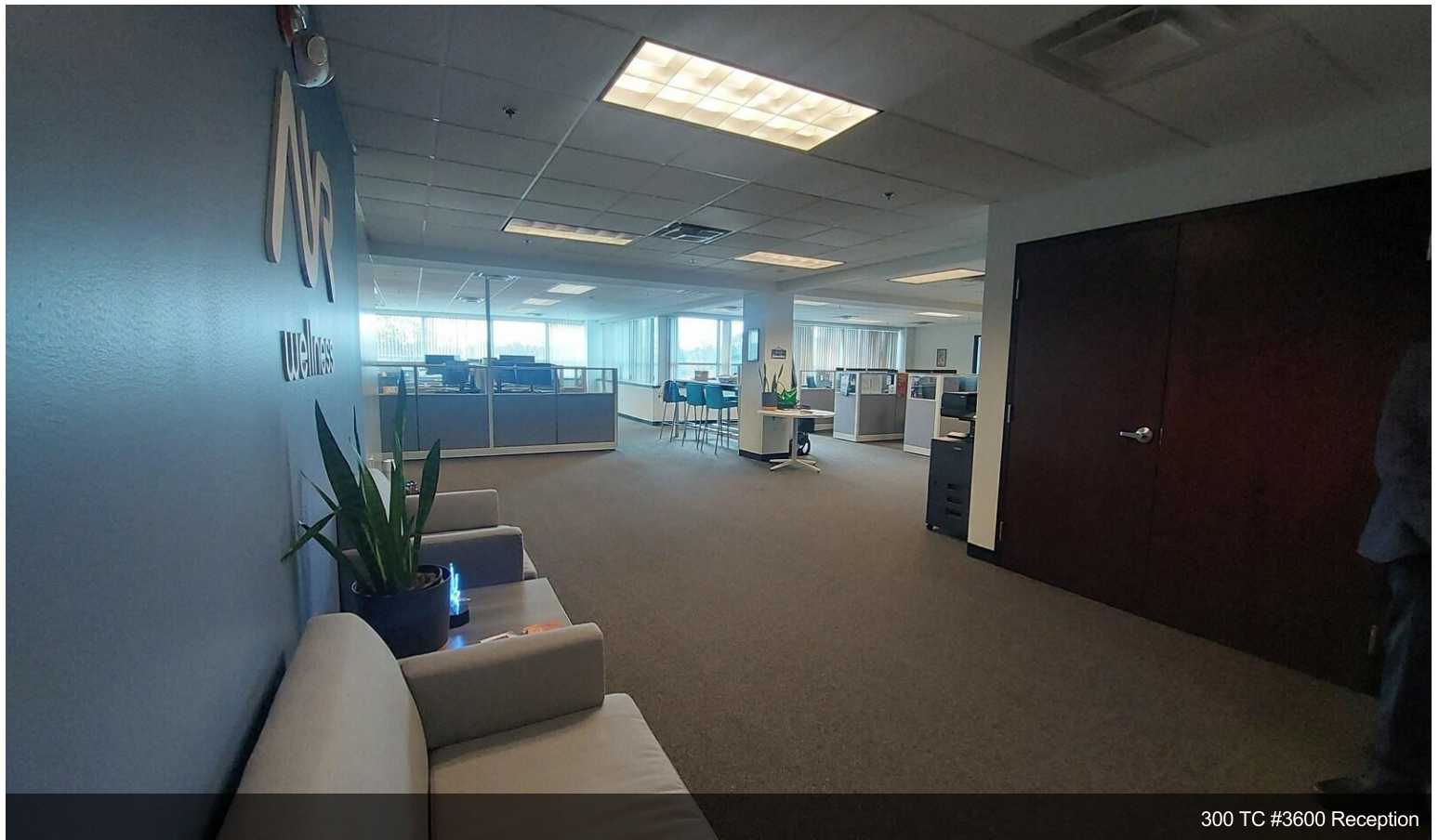


300 TC #5400 Lab

Property Photos

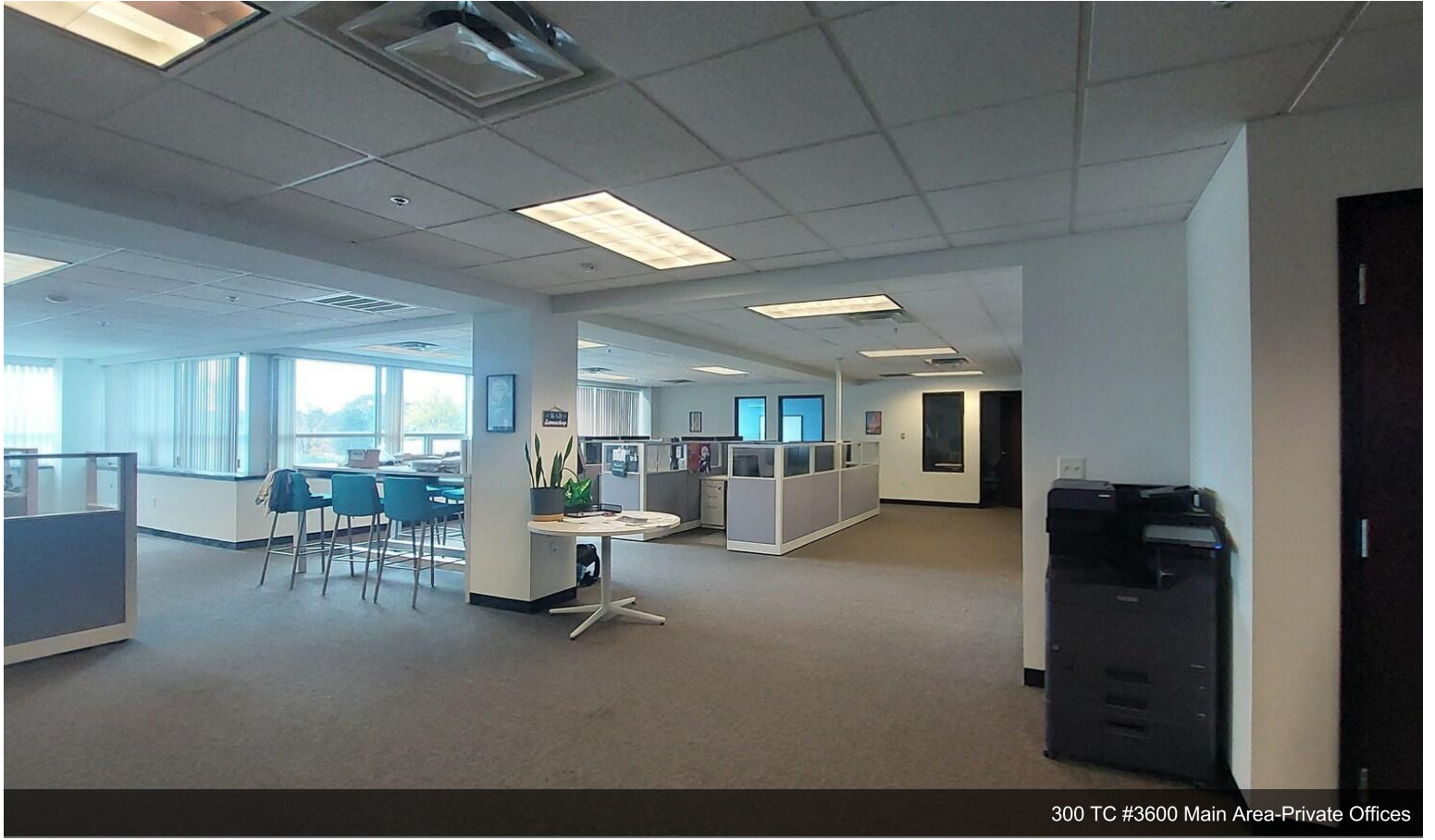


300 TC #5400 Conf. rRoom

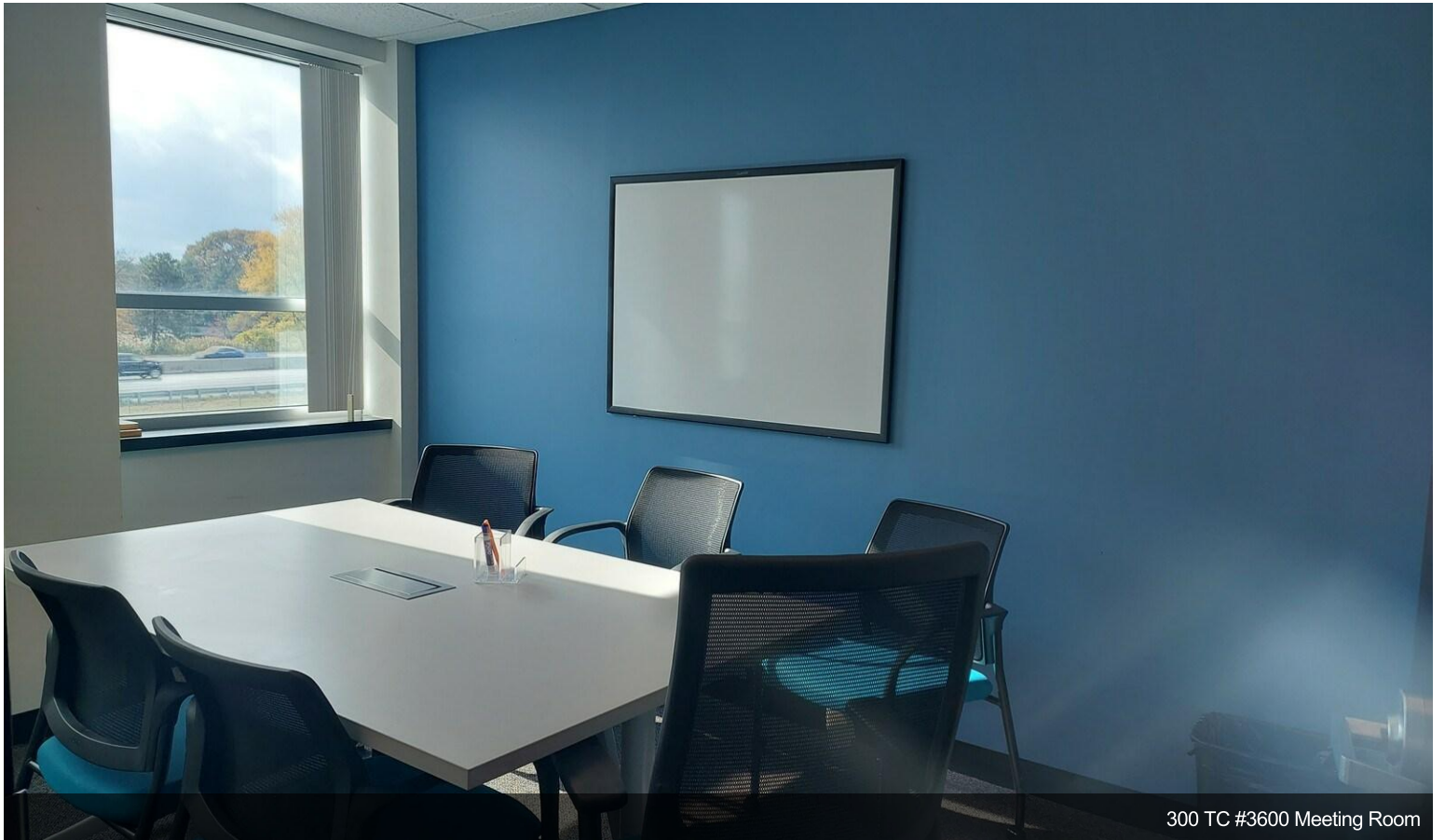


300 TC #3600 Reception

Property Photos

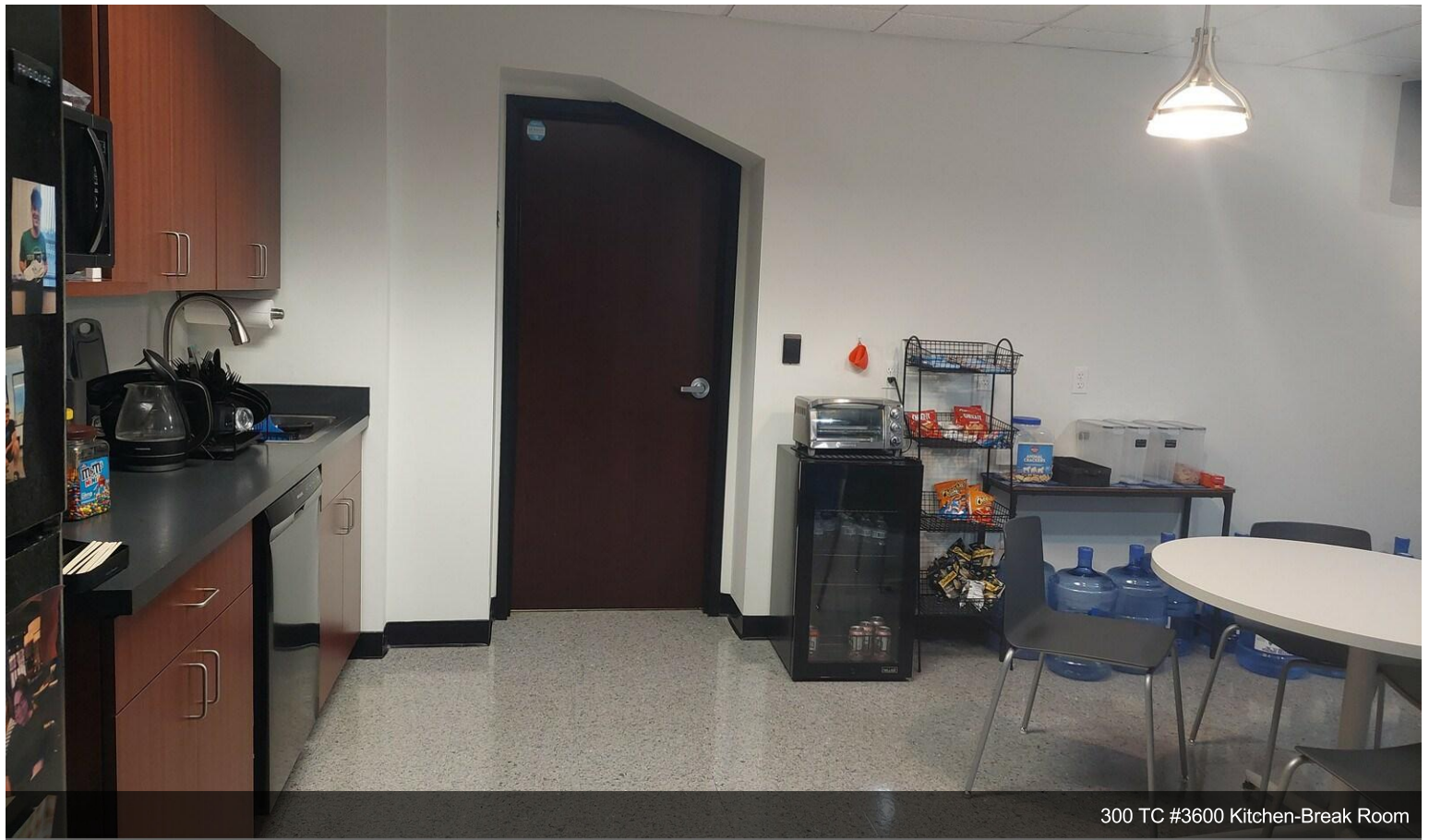


300 TC #3600 Main Area-Private Offices

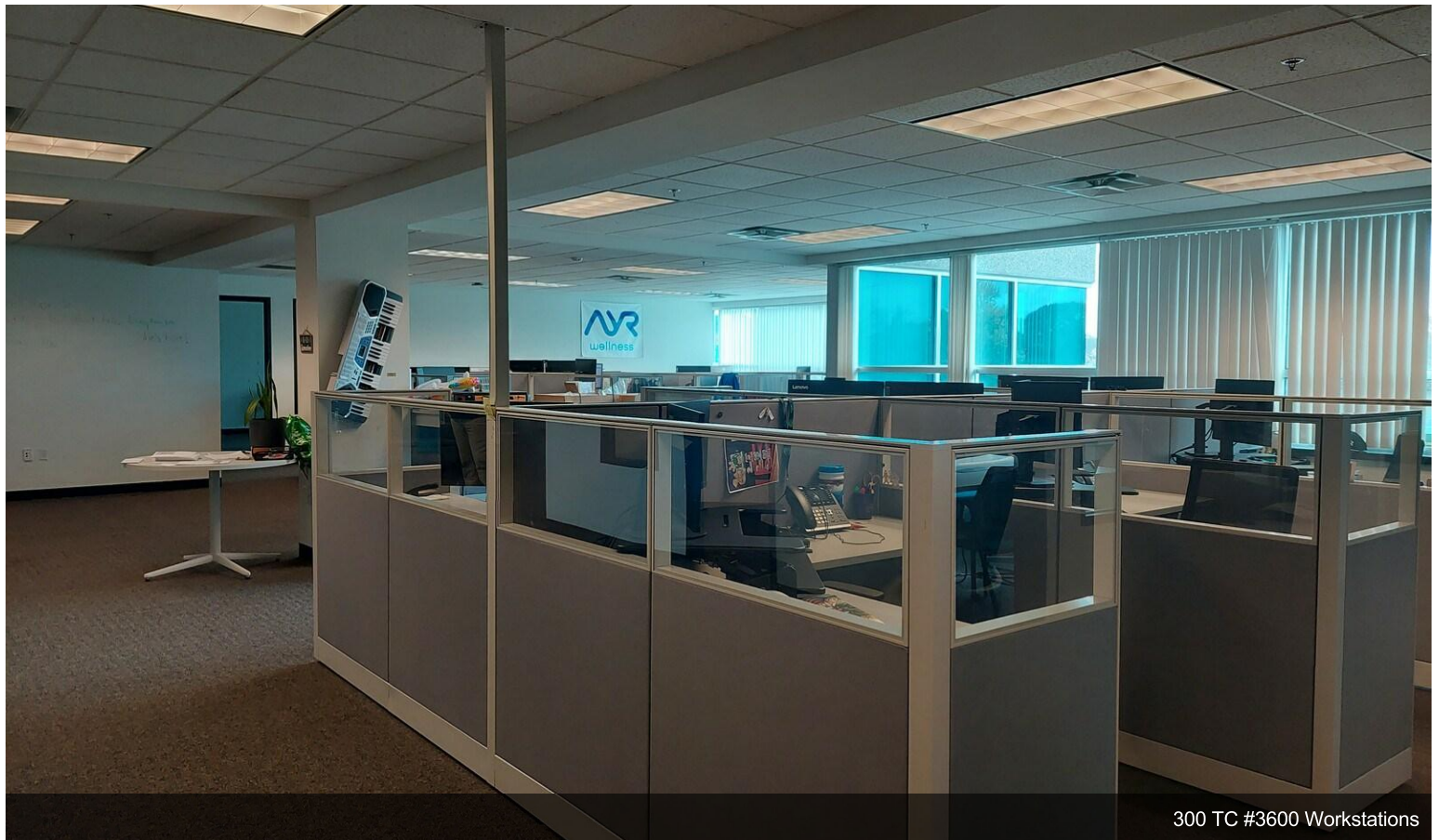


300 TC #3600 Meeting Room

Property Photos

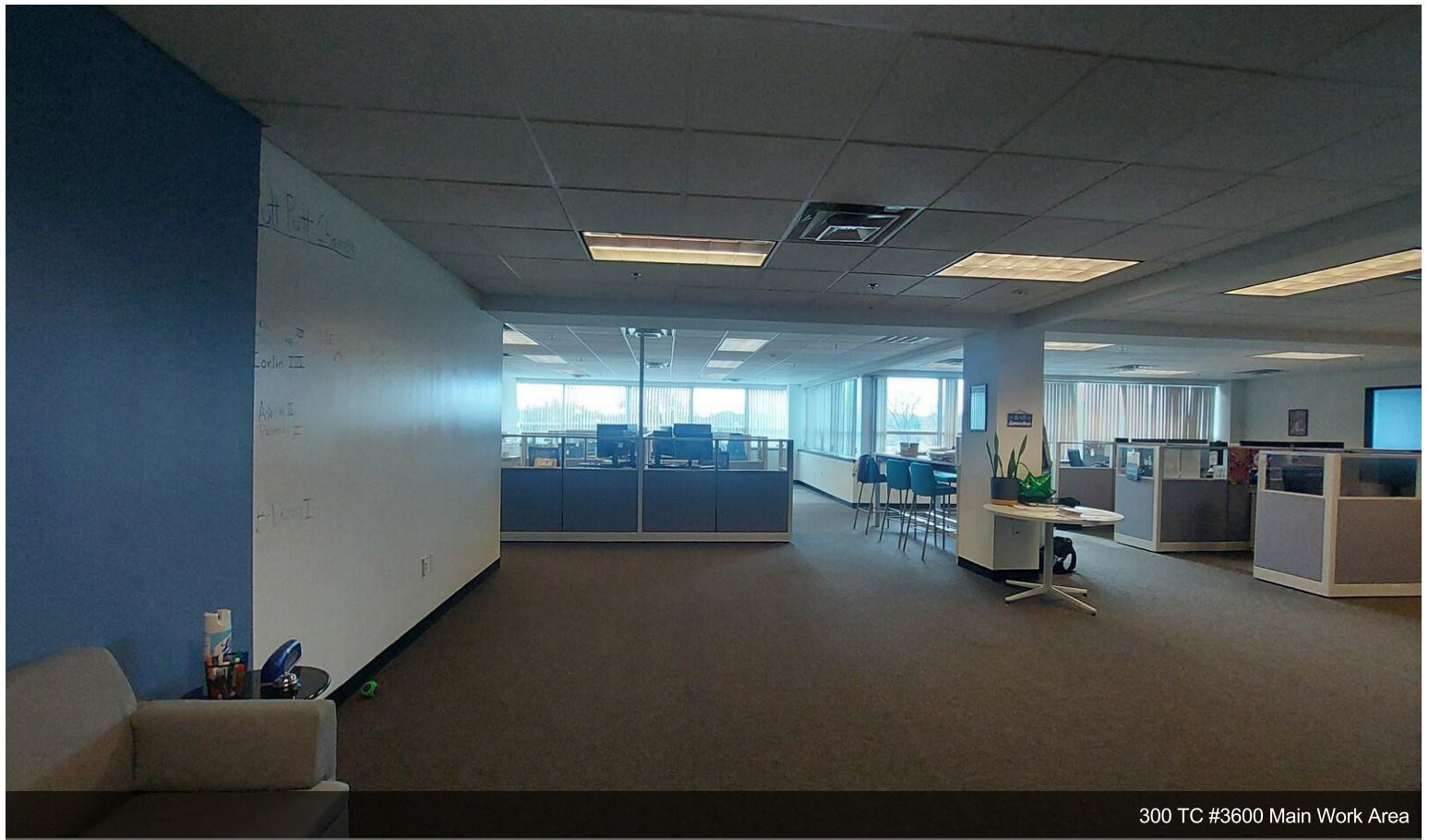


300 TC #3600 Kitchen-Break Room

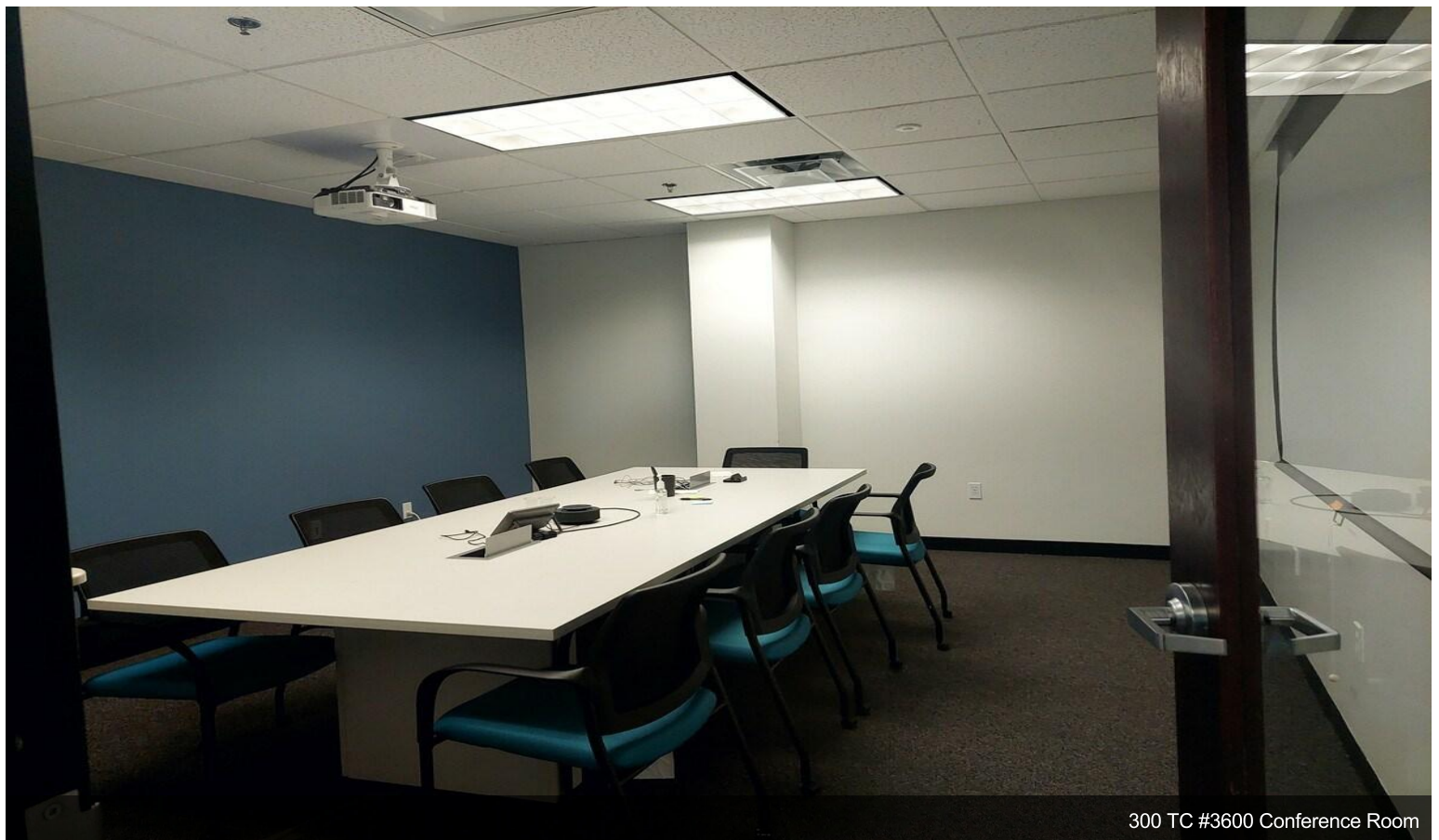


300 TC #3600 Workstations

Property Photos



300 TC #3600 Main Work Area



300 TC #3600 Conference Room

Property Photos

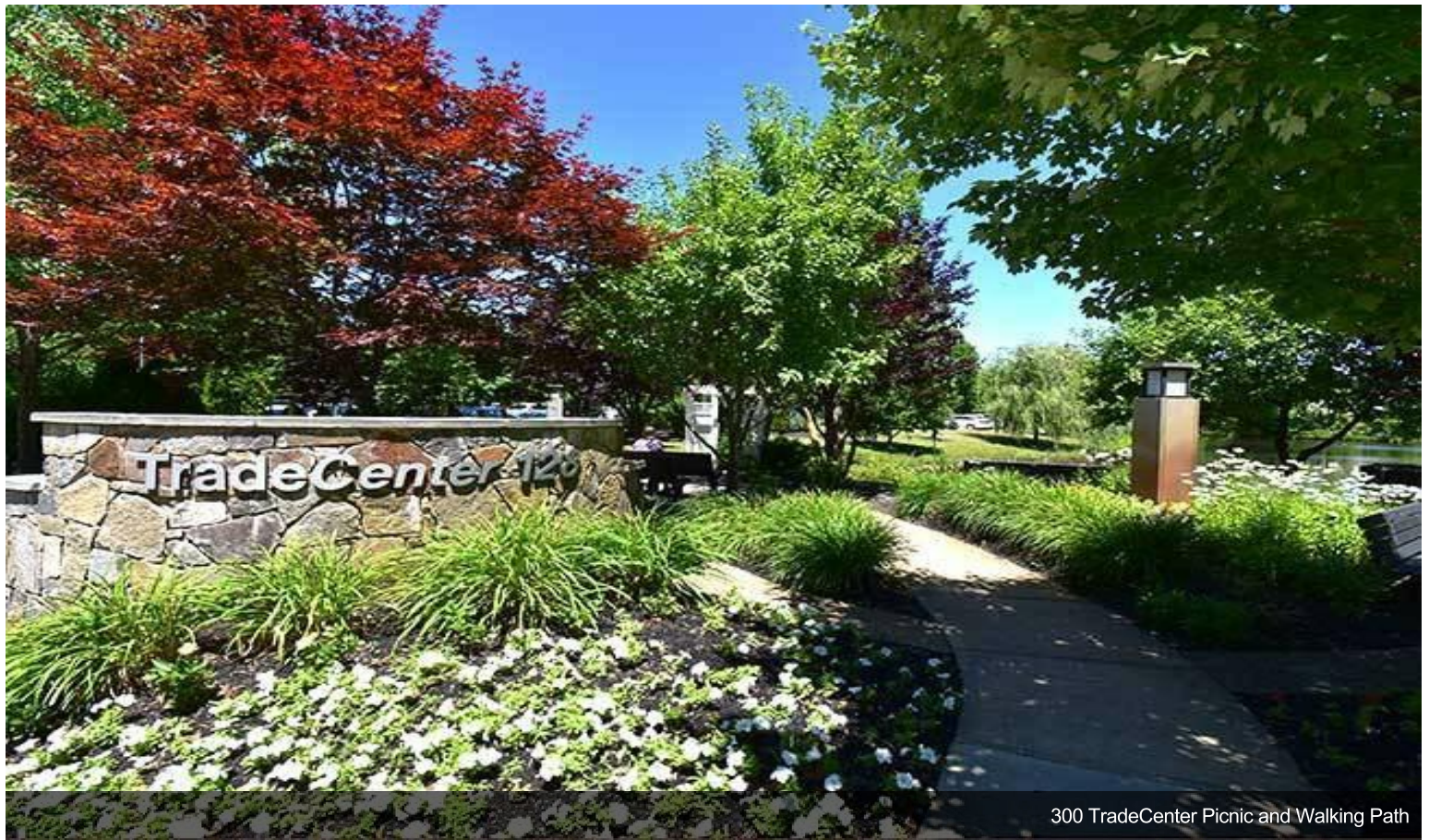


Entrance Bldg #300

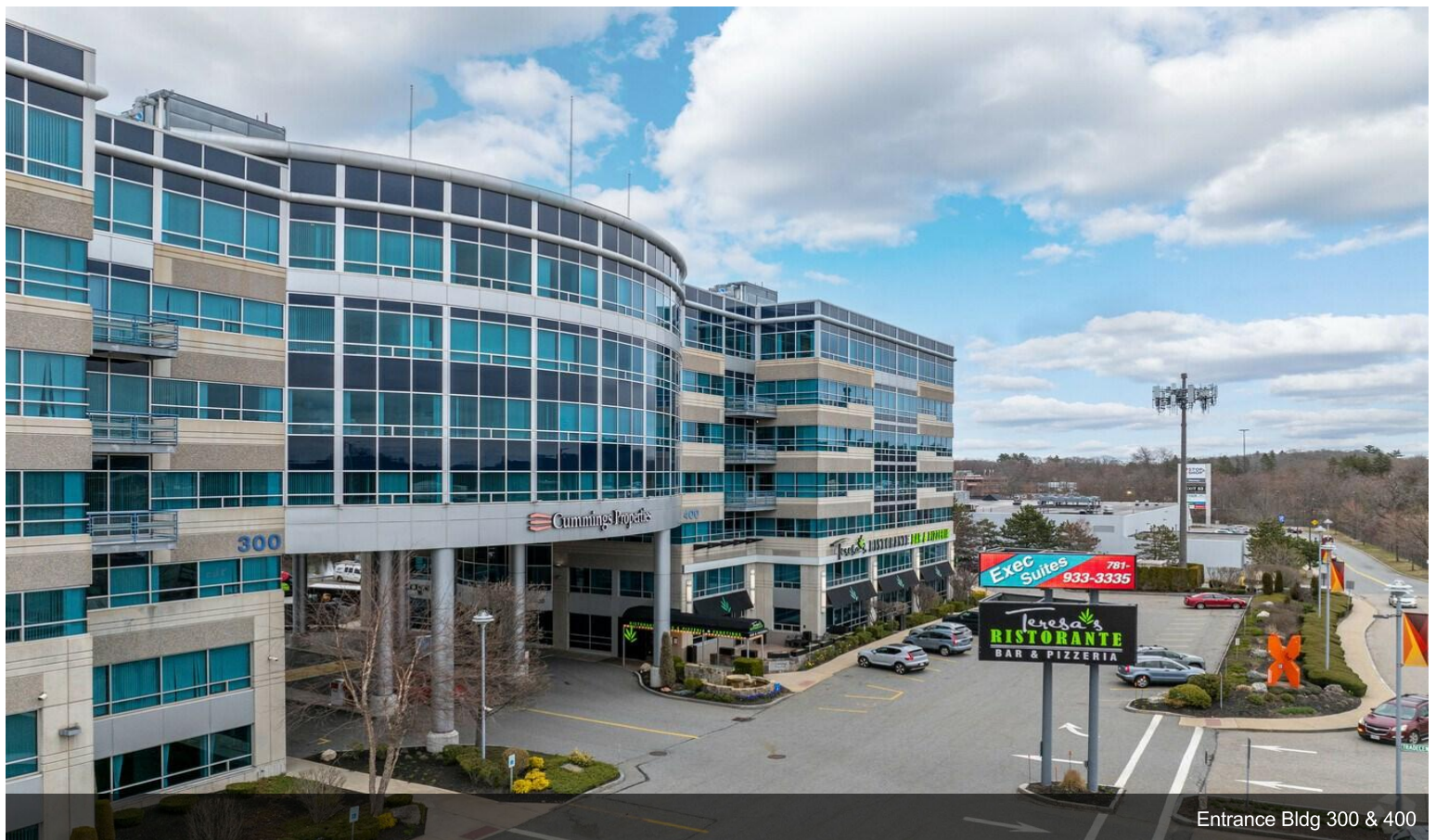


Spacious Atrium Bldg #300, Citra Cafe

Property Photos

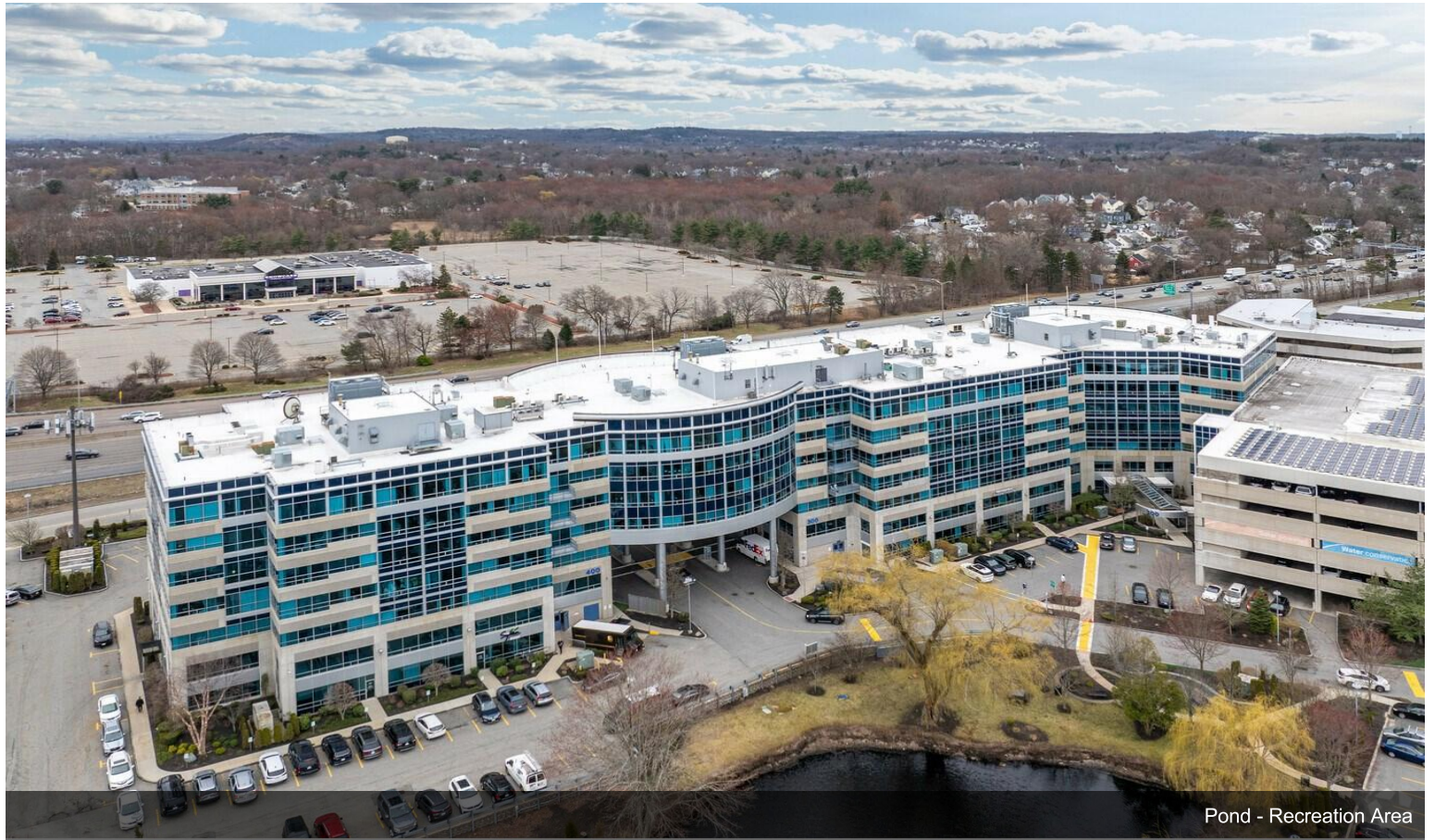


300 TradeCenter Picnic and Walking Path



Entrance Bldg 300 & 400

Property Photos



Pond - Recreation Area