



Suite K-700 Incubator Lab

25 Olympia Ave, Woburn, MA 01801



Wronka, Ltd.

Commercial Real Estate Advisors



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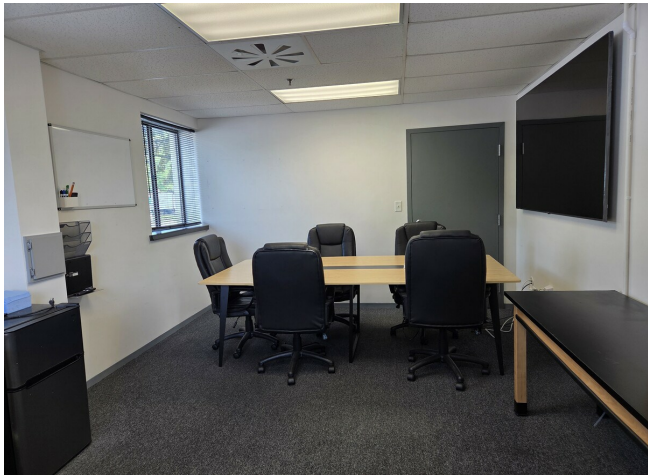


Suite K-700 Incubator Lab

\$45.00 /SF/YR

25-K Suite 700: Incubator Lab Space – Ideal for Startup companies seeking a mini full-service lab with essential infrastructure already in place; Perfect for biotech startups, incubator programs, and small R&D teams looking for a turnkey lab solution. Support entrepreneurs, startups, and small business owners as they launch and grow their ventures. Includes: 8' Fume Hood with dedicated make-up air and exhaust; Bio Safety Cabinet; Lab Sink with point-of-use acid neutralization tank; Benchwork for research and development; Eyewash Station for lab safety compliance; Gas Connection for lab operations....

- One exit from I-93 and I-95/Rte. 128 Interchange; minutes from Washington St. Exit
- One Mile from Mishawum Commuter Rail Station
- Wide range of amenities at Cummings Park and Woburn Village lifestyle center

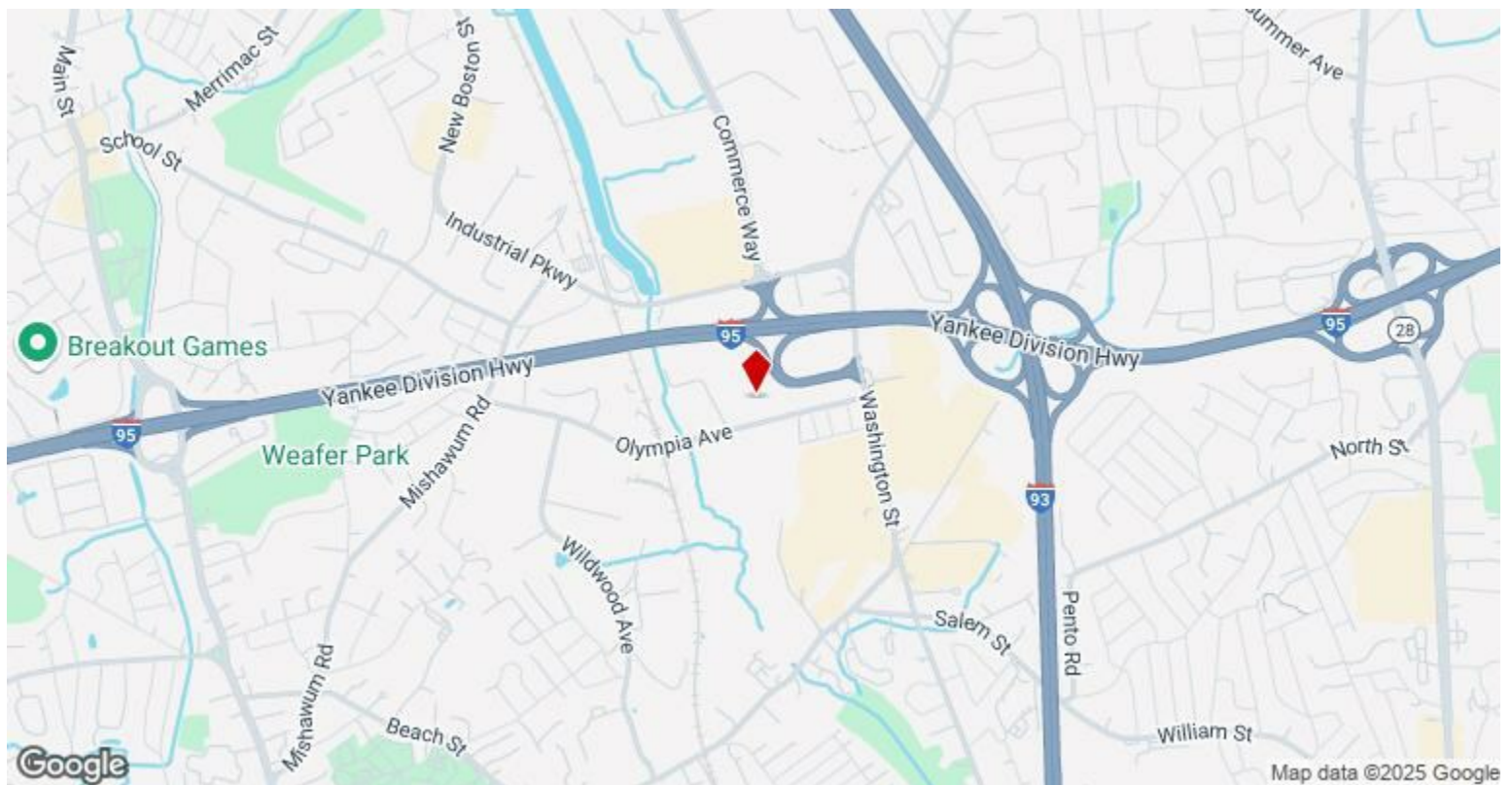


Rental Rate:	\$45.00 /SF/YR
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	43,200 SF
Year Built:	1984
Rental Rate Mo:	\$3.75 /SF/MO

1st Floor Ste 700

Space Available	732 SF
Rental Rate	\$45.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex

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Property Photos



25-K Olympia Ave-#700 Lab



25-K Olympia Ave-#700 Conf.-Office 2

Property Photos



Building Photo



25-K Olympia Ave-#700 Lab benches

Property Photos

