



Suite A Flex-Warehouse Sublease

21 Olympia Ave, Woburn, MA 01801



Wronka, Ltd.

Commercial Real Estate Advisors



Marianne Wronka

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



Suite A Flex-Warehouse Sublease

\$27.50 /SF/YR

Convenient access to and from Boston, Logan Airport and all points. Minutes from intersection of Rte. I-93 and I-95 / Rte. 128). Numerous nearby amenities including Woburn Village Lifestyle Center, hotels, restaurants. Less than 10 minutes to Anderson Regional Transportation Center serving Amtrak, the MBTA commuter train, and Logan Express (best way to and from Logan Airport).

Move-in Ready Warehouse / distribution with Loading Dock; reception area, conference room/office, two offices, two private restrooms (one in the office area and one in the warehouse area); kitchenette. Sublease and Lease extension is available with Owner....

- Loading Dock Access
- Sublease to 12/30/2026
- Reception, Conference Room, Office space, private restroom in warehouse & office areas, kitchenette
- Natural Light to warehouse office area

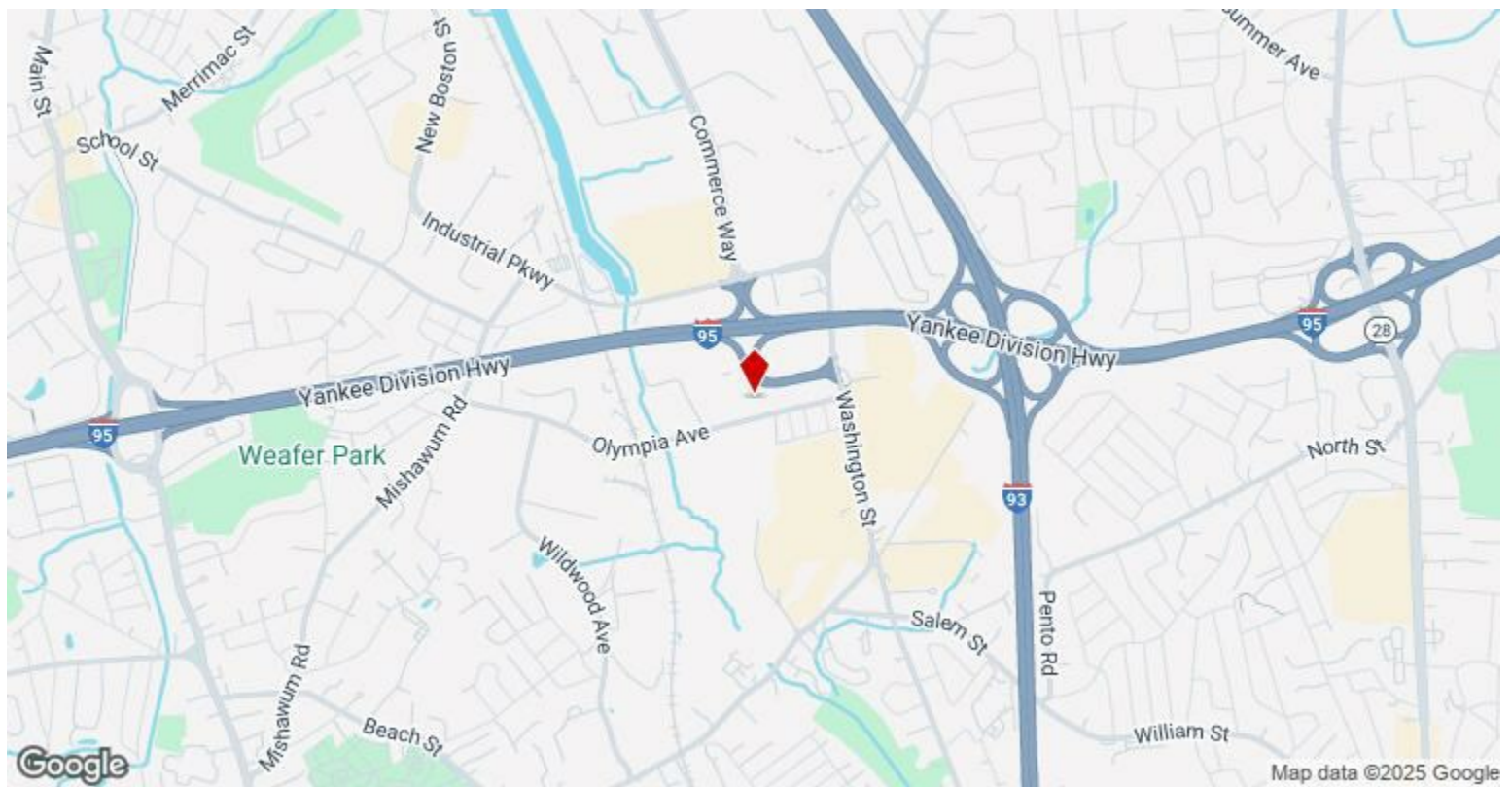


Rental Rate:	\$27.50 /SF/YR
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	40,845 SF
Year Built:	1979
Rental Rate Mo:	\$2.29 /SF/MO

1st Floor Ste A

Space Available	1,500 SF
Rental Rate	\$27.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Flex

Move-in Ready Warehouse / distribution with Loading Dock; reception area, conference room/office, two offices, two private restrooms (one in the office area and one in the warehouse area); kitchenette. Office with orange walls may be removed for a larger open area. Sublease and Lease extension is available with Owner.



21 Olympia Ave, Woburn, MA 01801

Convenient access to and from Boston, Logan Airport and all points. Minutes from intersection of Rte. I-93 and I-95 / Rte. 128). Numerous nearby amenities including Woburn Village Lifestyle Center, hotels, restaurants. Less than 10 minutes to Anderson Regional Transportation Center serving Amtrak, the MBTA commuter train, and Logan Express (best way to and from Logan Airport). Move-in Ready Warehouse / distribution with Loading Dock; reception area, conference room/office, two offices, two private restrooms (one in the office area and one in the warehouse area); kitchenette. Sublease and Lease extension is available with Owner.

Property Photos



21-A Olympia Ave reception Ofc entry views 7-13-25



21-A Olympia Ave. Front Ofc-Conf. 7-13-25

Property Photos



21-A Olympia Ave. Kitchenette



21-A Olympia Ave Whse to Ofc-sink-bathroom 7-13-25

Property Photos



21-A Olympia Ave entry



21-A Olympia Ave Loading