



Suite 280

101 Cambridge St, Burlington, MA 01803



Marianne Wronka

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Suite 280

\$32.95 /SF/YR

Suite 280: Retail - Office - Showroom; 1st Floor Corner suite with ribbon window line offering excellent visibility and natural light. At Cambridge St. and Corporate Dr. traffic signal; Building Signage facing Cambridge St. available.

Available for sublease through March 30, 2027, and potential lease extension with the owner. Large open area; private office; kitchenette; print-storage area. Two entry/exits. At door parking for retail use....

- Premier High-Traffic Location: Convenient access to/from I-93 to I-95/Rte. 128, exit Rte. 3A N/Cambridge: 22,349 Average daily vehicle volume
- Direct Entry off Cambridge St. at Corporate Dr. traffic signal
- Convenient access to many nearby amenities including Wayside Commons, Burlington Mall, Lahey Hospital & Medical Ctr, etc.
- Upgraded building: Modern common areas, renovated lobby, and elevator
- MBTA Bus 350 & 354 stop at 99 Cambridge St.



Rental Rate:	\$32.95 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	29,393 SF
Year Built:	1985
Walk Score ®:	57 (Somewhat Walkable)
Rental Rate Mo:	\$2.75 /SF/MO



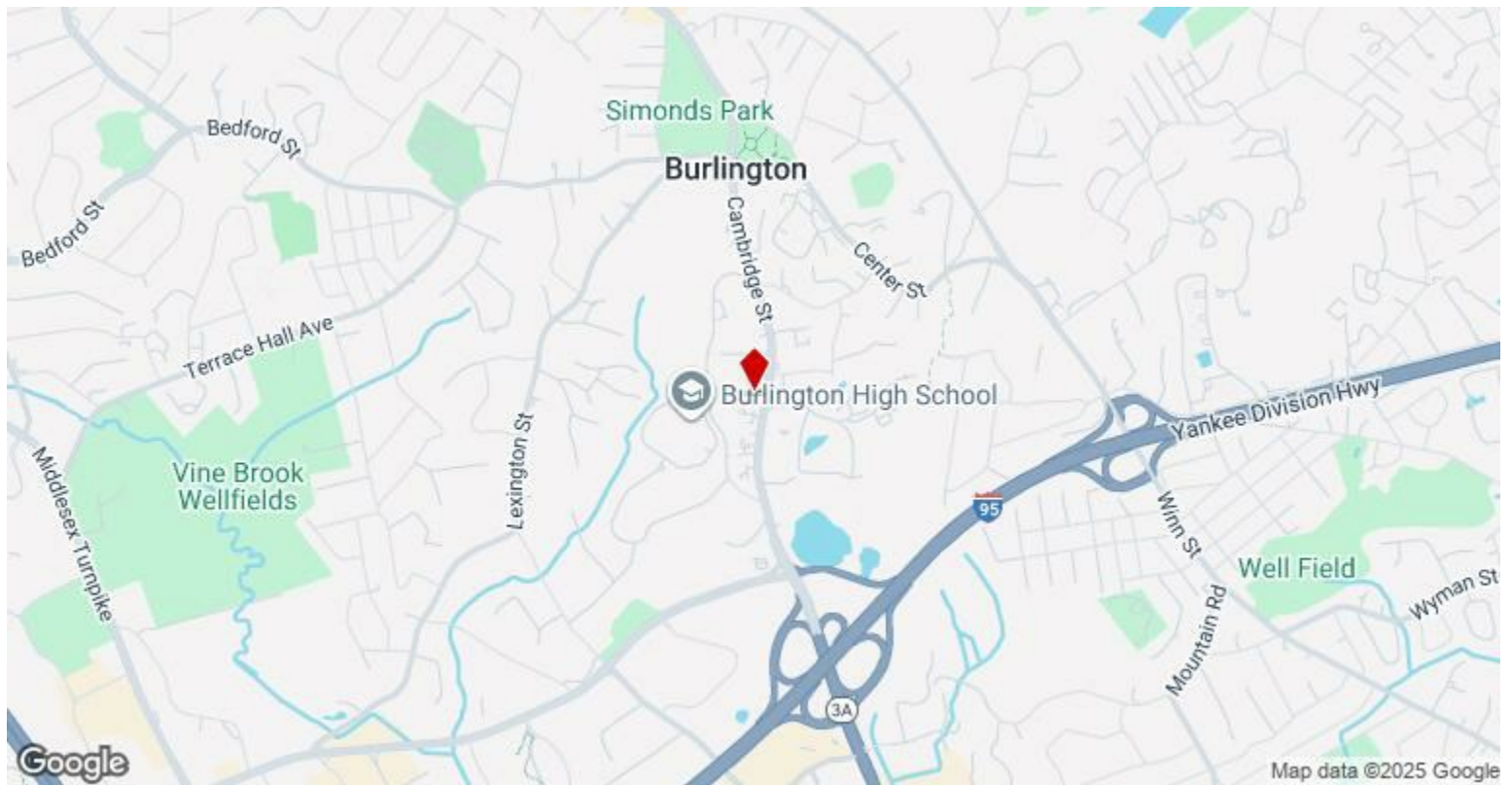
1st Floor Ste 280

Space Available	1,995 SF
Rental Rate	\$32.95 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Retail

Suite 280: A versatile space ideal for Retail, Office, Showroom. Building signage facing Cambridge Street available. Prime 1st-floor corner suite with an expansive ribbon window line, offering excellent visibility and natural light. Available for sublease through March 30, 2027 and potential lease extension with the owner. Large open area; private office; kitchenette; print-storage area. Two entry/exits. At door parking for retail use. Key Features: Premier Location: Quick access to I-93, I-95/Rte. 128, and Rte. 3A N/Cambridge Direct Entry: Accessible from Cambridge St. & Corporate Dr. traffic signal. High-Traffic Area: Close to Wayside Commons, Burlington Mall, Lahey Hospital & Medical Center. 22,349 Average daily vehicle volume. Upgraded Building: Modern common areas, renovated lobby, and elevator.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Behavioral Solutions P.C. of Massachusetts	-	
Burlington OBGYN Associates Inc.	-	
CogniCounseling, LLC	-	
Elements Massage	-	
Elite Realty Experts	-	
Precision Micro-Optics	-	
PristineAI	-	
Skylight Health Research	-	
The Meetings Hub	-	
Varallo Orthodontics	-	

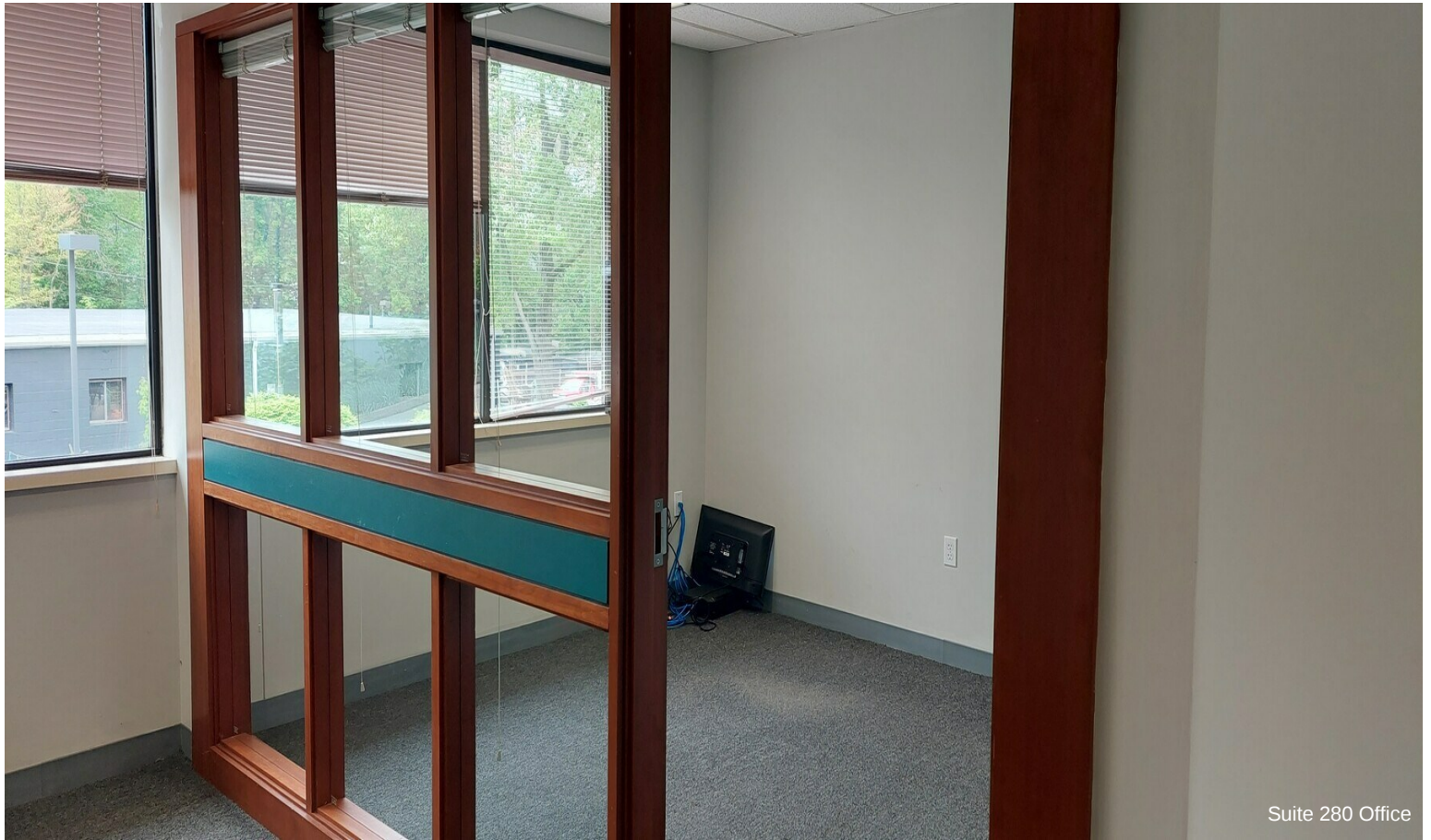


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Property Photos



Property Photos



Suite 280 Storage-Mail room

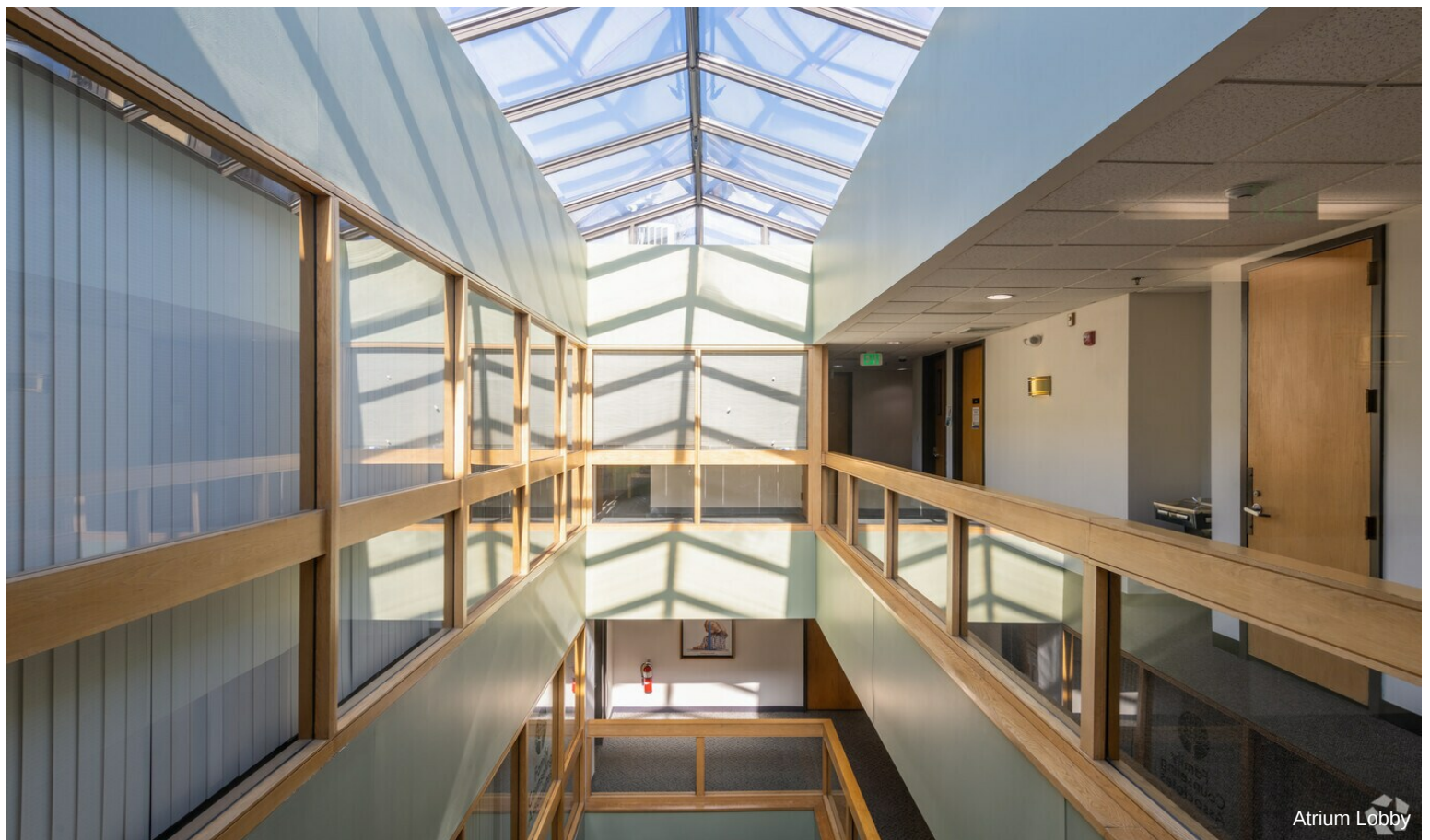


Suite 280 Entry to Open Area-Showroom

Property Photos



Entry for Elevator Access



Atrium Lobby

Property Photos



Lobby View to Entry



Suite 280 Signage Available

Property Photos

