

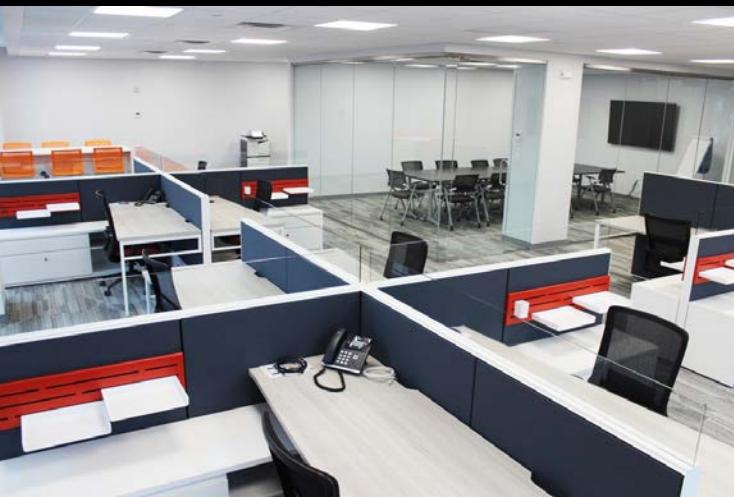
# THE OFFICES @ 304 CAMBRIDGE

304 CAMBRIDGE ROAD, WOBURN, MASSACHUSETTS



**MARTIGNETTI**  
REAL ESTATE

304 Cambridge Road | Woburn, MA 01801 | (617) 594-5603 | [www.martignetti.co](http://www.martignetti.co)



## PROPERTY OVERVIEW

BUILDING SIZE:	60,000 SQUARE FEET
AVAILABLE SPACE:	34,680 SQUARE FEET
NEW CONSTRUCTION:	FULLY REDEVELOPED
FLOORS:	2017
ACCESSIBILITY:	6 FL (10,000 SF PLATES) FULLY ACCESSIBLE, PARKING RAMPS, RESTROOMS, 2 ELEVATORS
ZONING:	S-1 (MIXED-USE)
USES BY RIGHT:	OFFICE MEDICAL OFFICE PHYSICAL FITNESS RESTAURANT FINANCIAL SERVICES

## UTILITIES

OWNER INCLUDES  
AC/HEAT IN RENT. BIG  
SAVINGS OVER OTHER  
BUILDINGS



## ADDITIONAL FEATURES

SUSTAINABLE &  
EFFICIENT:

HIGH EFFICIENCY HVAC  
LED LIGHTING, EV CAR  
CHARGING, FLOOR TO  
CEILING WINDOWS FOR  
AMPLE NATURAL LIGHT

GREAT ACCESS &  
VISIBILITY

I-95, I-93 & PUBLIC  
TRANSIT, EASE OF ACCESS  
TO BOSTON.

## AMENITIES

DAYCARE

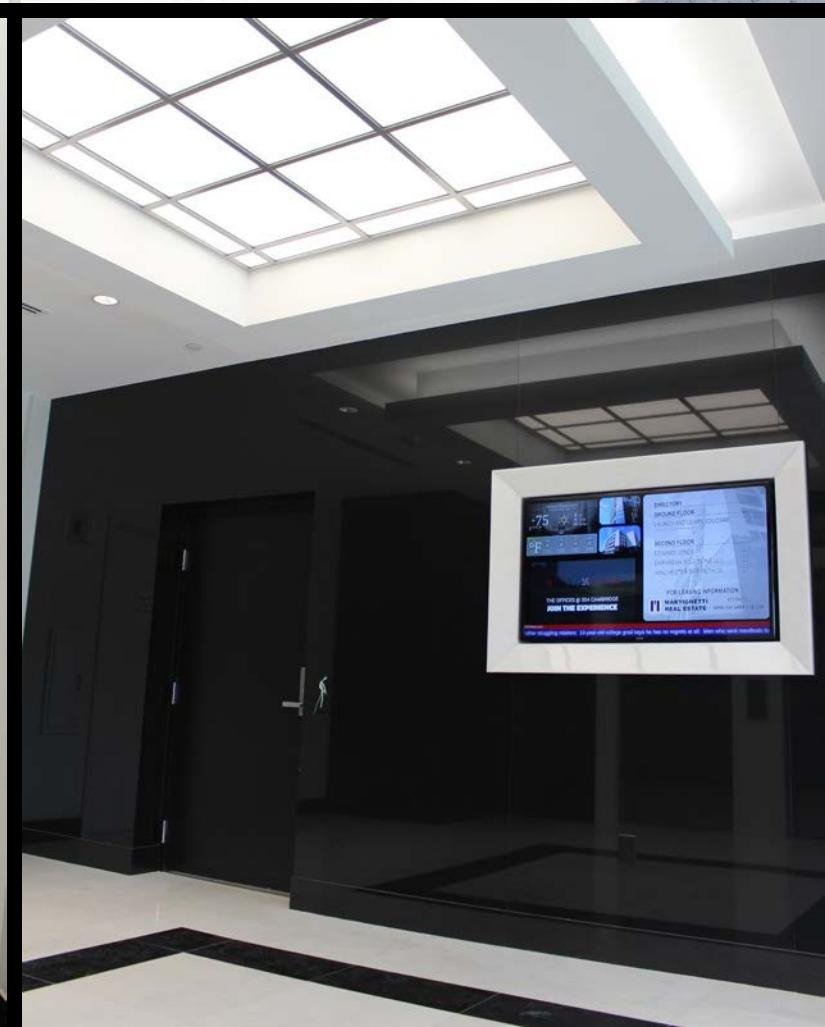
LAUNCH AND LEARN

FITNESS

BAR METHOD  
ORANGE THEORY

FOOD & MORE

WHOLE FOODS  
DUNKINS'  
THE LOCAL  
UPS STORE

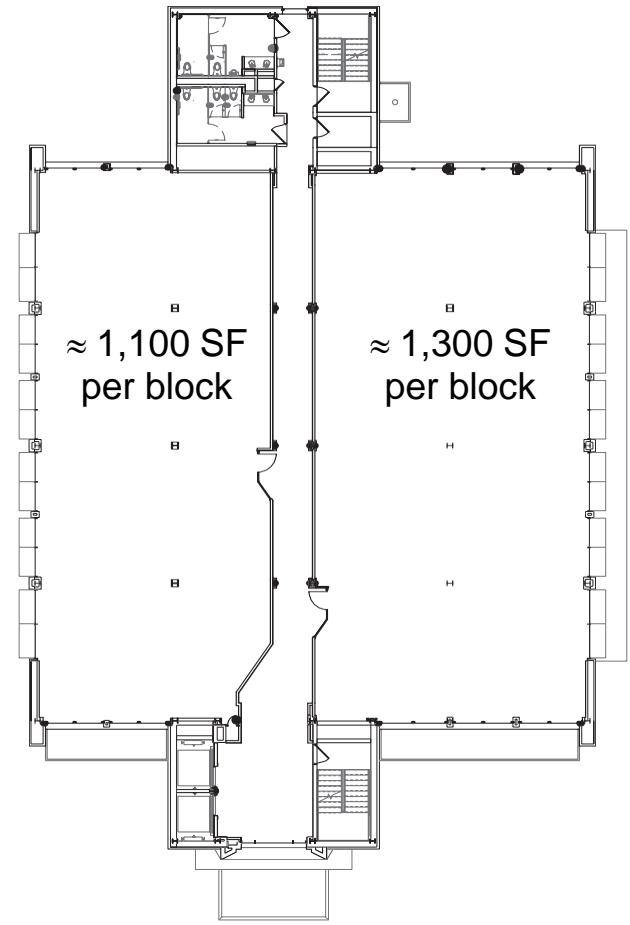
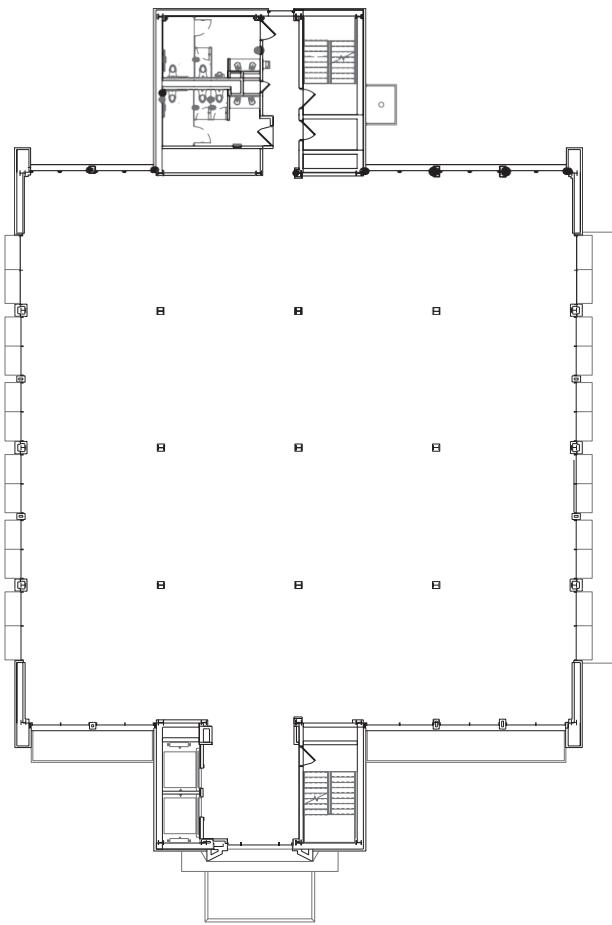


## Open Floor Plate

10,000 SF on 4<sup>th</sup> Floor

## Typical Multi-Tenant Floor Plate

Can accomodate up to  
4 tenants per side  
1,055 - 5,000 SF per floor





BOSTON

4 MILES TO  
EXIT 36 



 WOBURN COUNTRY CLUB

 20 MINUTE DRIVE  
TO DOWNTOWN  
BOSTON

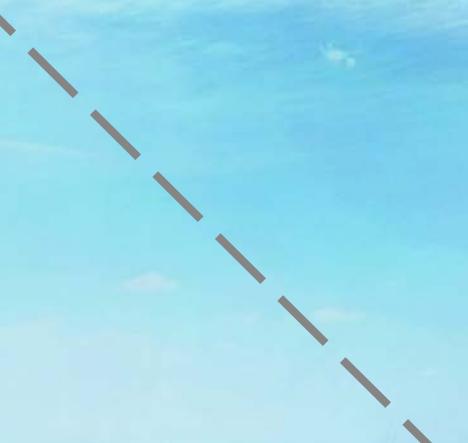
 30 MINUTES  
FROM LOGAN  
AIRPORT



19 MINUTE BUS  
RIDE TOALEWIFE  
STATION



45 MINUTE MBTA  
ACCESS TO  
DOWNTOWN BOSTON



2.5 MILES TO  
EXIT 33-A-B 

chargepoint



AMPLE PARKING  
3.5 / 1,000 SF



2 MINUTE WALK TO MULTIPLE  
AMENITIES AT WOBURN  
PLAZA SHOPPING CENTER





304  
CAMBRIDGE ROAD  
WOBURN

CONTACT US TO ARRANGE A TOUR

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