

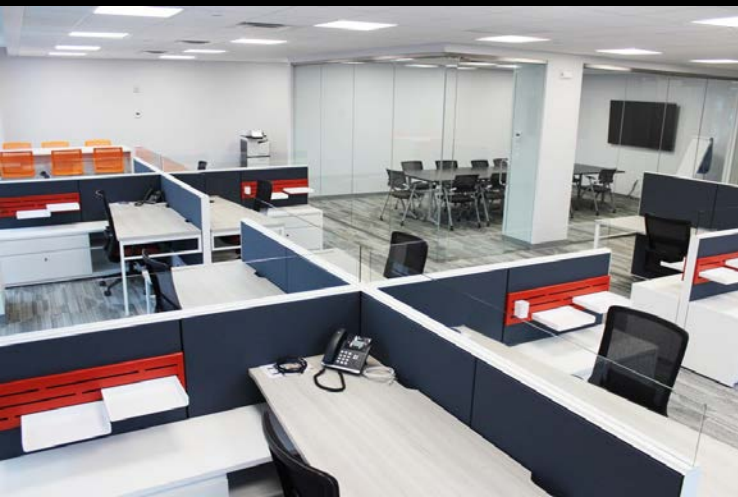
THE OFFICES @ 304 CAMBRIDGE

304 CAMBRIDGE ROAD, WOBURN, MASSACHUSETTS



MARTIGNETTI
REAL ESTATE

304 Cambridge Road | Woburn, MA 01801 | (617) 594-5603 | 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

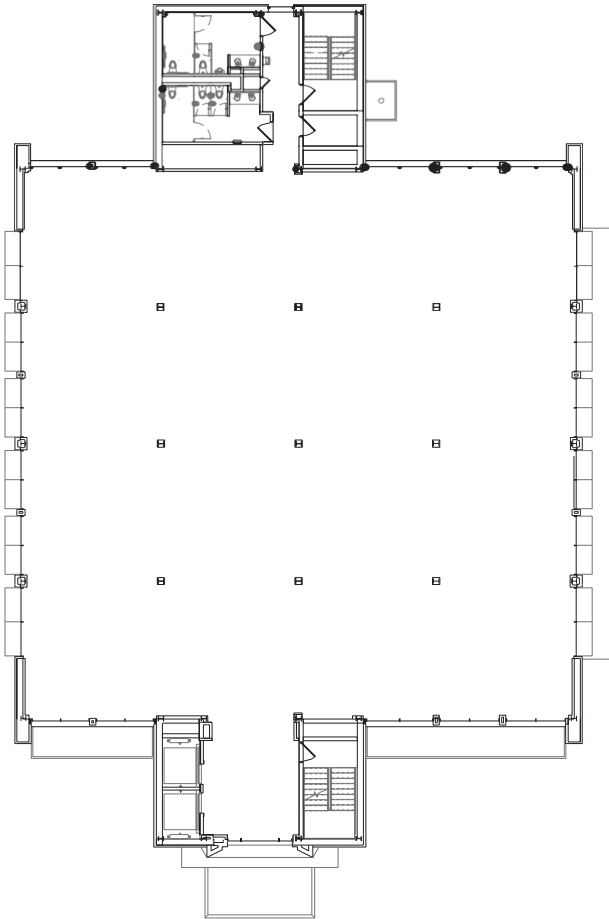
FOOD & MORE:

WHOLE FOODS
DUNKIN'S
THE LOCAL
UPS STORE



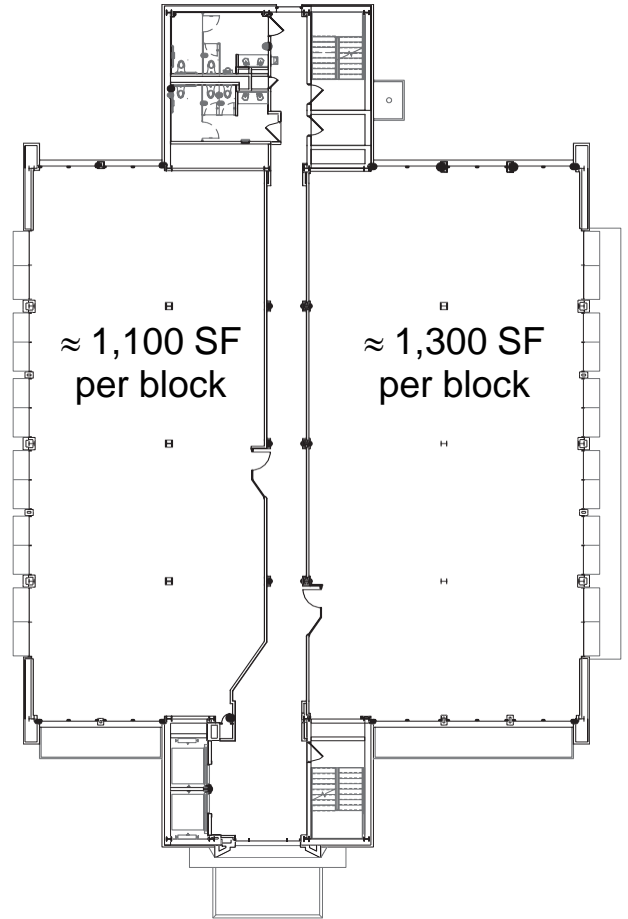
Open Floor Plate

10,000 SF on 4th Floor



Typical Multi-Tenant Floor Plate

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





20 MINUTE DRIVE
TO DOWNTOWN
BOSTON



30 MINUTES
FROM LOGAN
AIRPORT



19 MINUTE BUS
RIDE TO ALEWIFE
STATION



45 MINUTE MBTA
ACCESS TO
DOWNTOWN BOSTON

304

2.5 MILES TO
EXT 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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