

WOBURN, MA FOR LEASE

3,050 ± sq. ft. Office/Flex Space



1 Arrow Drive, Woburn, MA

Carbone Commercial Real Estate, Inc. is please to offer 3050 ± square feet of office or flex space at 1 Arrow Drive, Woburn, MA 01801 available for lease.

- Unit Size: 3,050 ± square feet
- Layout: 4 private offices plus 2 large open rooms
- Ceiling height: 8.5 feet ±
- Entry & Sign: Ramped entry and building sign
- Air-conditioned: 100% air-conditioned
- Flooring: 100% Carpeted
- Windows: Corner unit with many windows
- Restrooms: Two common restrooms
- Zoning: IP (Industrial Park)
- Building & Lot: 40,044sf building on 4.47 acre site, built 1989
- Parking: 103± on-site car parking
- Lease Term: 1-5 year term
- Lease Rate: \$12.00 per sq. ft. gross plus utilities
- Operating expenses: Base yr RE Taxes & operating expenses included
- Tenant Incentive: 3 month's free rent
- Contact email: Edward@CarboneRE.com

CARBONE Commercial Real Estate, Inc.
781-935-5444 www.CarboneRE.com

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and the same is presented subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Carbone Commercial Real Estate, Inc. is the agent of the Lessor. Flyer created December 17, 2009.

FLOOR PLAN

1 Arrow Drive 3050sf Unit, Woburn, MA



