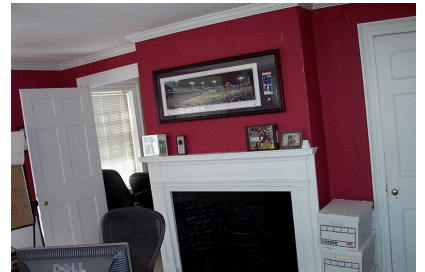


# WOBURN OFFICE BUILDING FOR SALE or LEASE

## Exquisitely Restored Historical Antique Federal Colonial



- Address:** 827 Main St, Woburn, MA (Route 38)
- Size:** 8,484 ± sq.ft, 2,828sf/floor (includes finished lower level)
- Parking:** 40± on-site parking spaces, 1.82 acre site, zoned (O-P)
- Features:** 2 data T1's and 1 Phone T1, Network wiring
- Utilities:** 200 amp electric service, town water/sewer
- Renovated:** 1999, New foundation, electrical, plumbing, 2 oil burners, central a/c (7 units), 4 restrooms, alarm system, 4500 sq.ft 3 level addition  
2004, architectural roof shingles  
2006, exterior paint and front portico pillars

**Please contact us for sale price or lease rate.**

**CARBONE COMMERCIAL REAL ESTATE, INC.**

**781-935-5444**

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