

WOBURN, MA
8,484 ± sq. ft. Colonial Office Building
FOR SALE or LEASE



827 Main Street, Woburn, MA 01801

Carbone Commercial Real Estate, Inc. is please to offer 8,484 ± square feet office building at 827 Main Street, Woburn, MA 01801 available for lease. This renovated antique federal colonial offers 18 rooms, 3 private offices, cat-5 wiring, 4 restrooms, 2 kitchenettes, 5 decorative fireplaces, 40 on-site parking spaces, and 22 hand-set IP phone system.

- Size: 8,484± square feet (include full fin. basement)
- Square feet per floor: 2,828± square feet (3 floors)
- A/C 100% , 7 units
- Utilities: Munic. water & sewer, Oil heat
- Zoning: OP (office park)
- Built: 1790 and renovated 1999
- Parking: 40 parking spaces, 4.7 cars per 1,000 sf
- Electric: 200 amp
- Lease Rate: \$9.95/sq.ft. gross plus utilities
- Sale Price: \$1,250,000

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

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