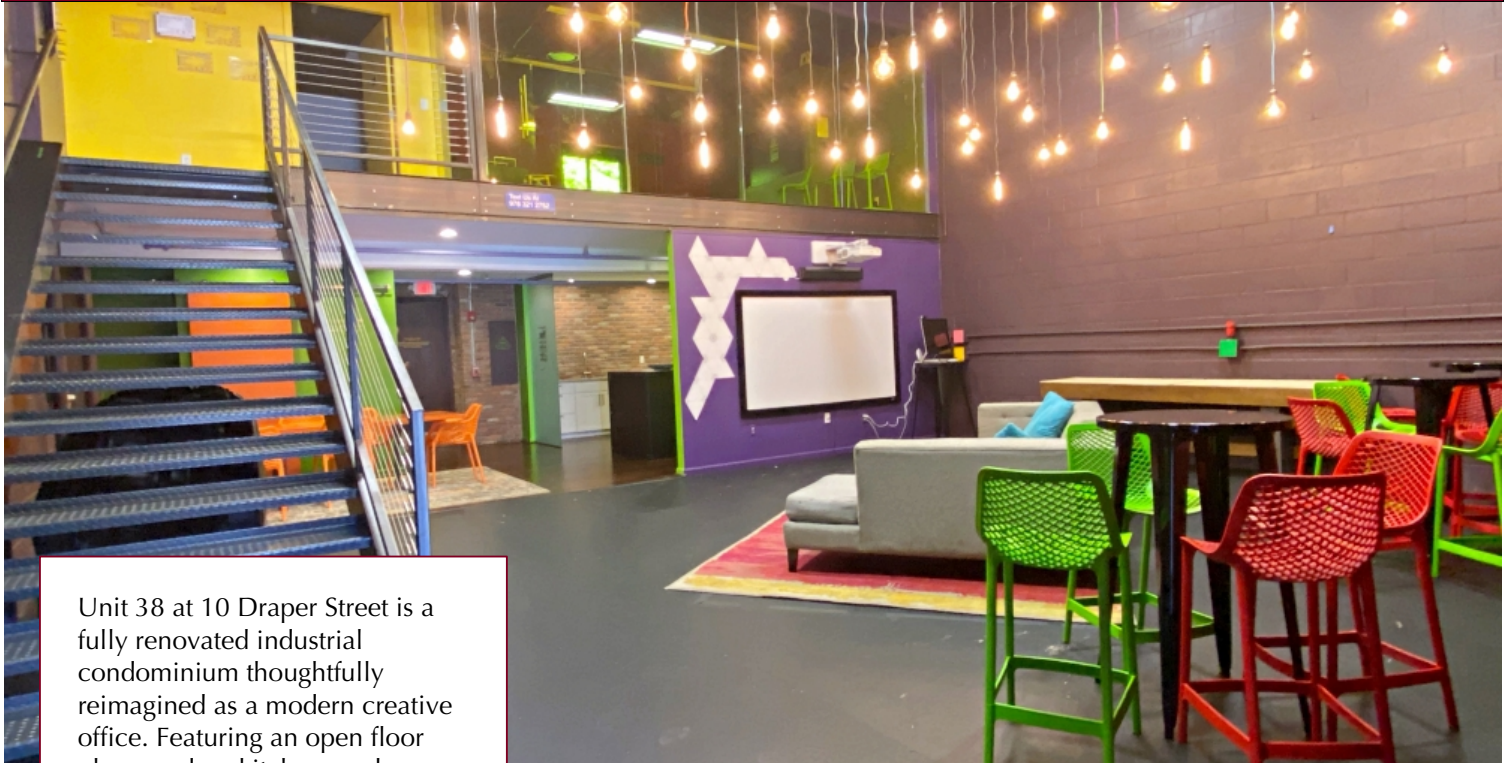


10 Draper Street, Woburn, MA



Unit 38 at 10 Draper Street is a fully renovated industrial condominium thoughtfully reimagined as a modern creative office. Featuring an open floor plan, modern kitchen, and a finished mezzanine level, this versatile space is ideal for growing businesses, collaborative teams, or companies seeking a flexible off-site meeting location.

CREATIVE OFFICE, MEETING, INCUBATOR SPACE

- 1,900 +/- rsf (1,428 +/- sf on ground floor)
- Creative, furnished, air conditioned, open space
- Modern kitchen with a Sub-Zero refrigerator, cold brew coffee tap, and dishwasher
- 20'H +/- ceiling (8'H +/- under the mezzanine)
- 1 Restroom
- Gas heat
- Zoning: IG
- Located 1 mile from I-93, just off Montvale Avenue
- \$3,500 per month + utilities

Note: The 14'H x 12'W overhead door is not accessible from the interior.



Edward Carbone, CCIM

781.935.5444 (o)

978.930.1579 (c)

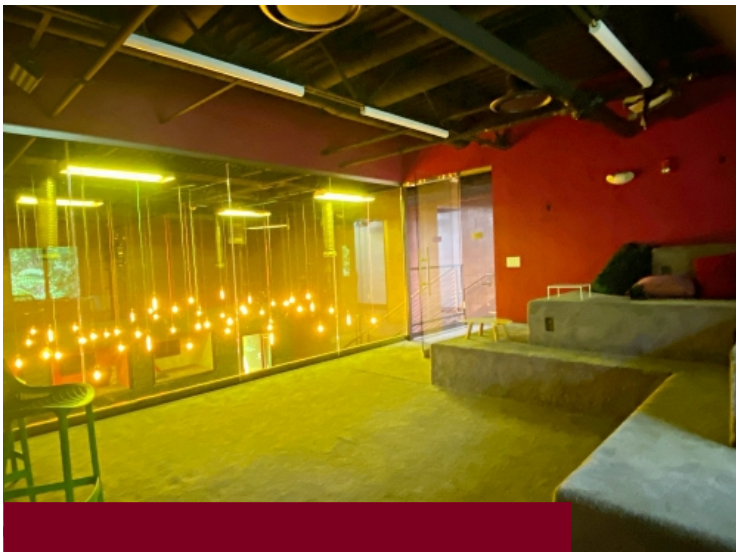
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