

10 Walnut Hill Pk, Woburn, MA



750sf, 800sf or 1900sf Office Space For Lease

- Available Unit 1RR: 800± sq. ft. 1st Floor, 4 room suite
- Available Unit 2FL: 750± sq. ft., 2nd Floor, 4 room suite
- Available Unit 1R: 1900± sq. ft. 1st Floor, 7 room suite
- Building Size: 8,913± sq. ft., Three Story Office Building
- Zoning: IG (General Industrial)
- Communications: Comcast & Verizon
- Heat Fuel/Restrooms: Gas heat fuel/ 4 common restrooms
- Lot Size/Age 17,537± sq. ft., Built 1989
- Parking: 30 ± on-site shared parking spaces
- Lease Rate: 800±sf for \$800.00/month Includes heat & a/c
750±sf for \$800.00/month Includes heat,a/c&electric
1,900±sf for \$1700.00/month plus utilities

Lease rate includes the base year real estate taxes, building insurance, exterior maintenance, snow plowing, and landscaping. No Smoking Allowed. No pets. No overnight parking.

Contact: Edward Carbone 781-935-5444 Edward@CarboneRE.com

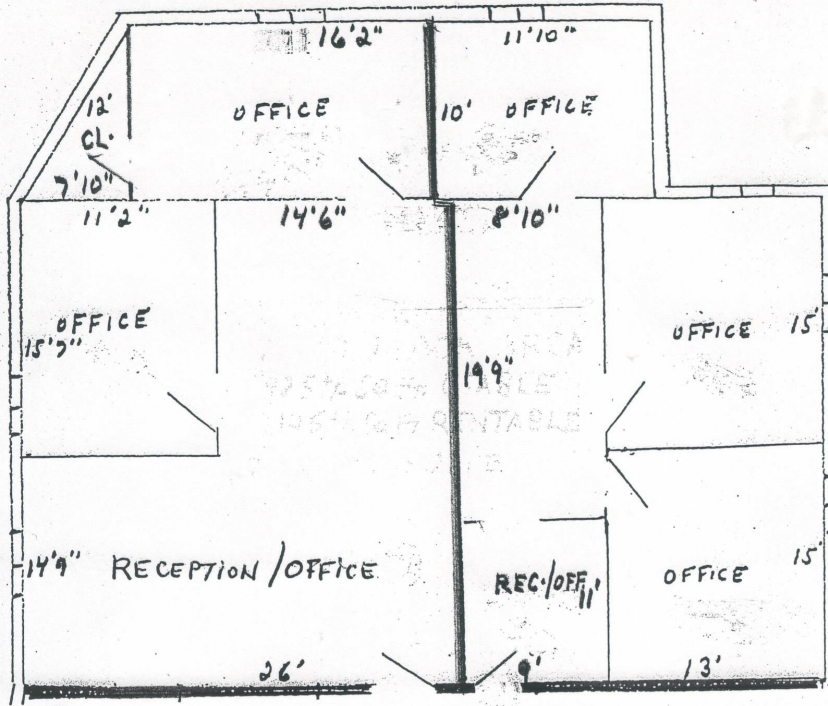
CARBONE Commercial Real Estate, Inc.

Your Professional Commercial-Investment Real Estate Source

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FIRST FLOOR:

EXHIBIT A



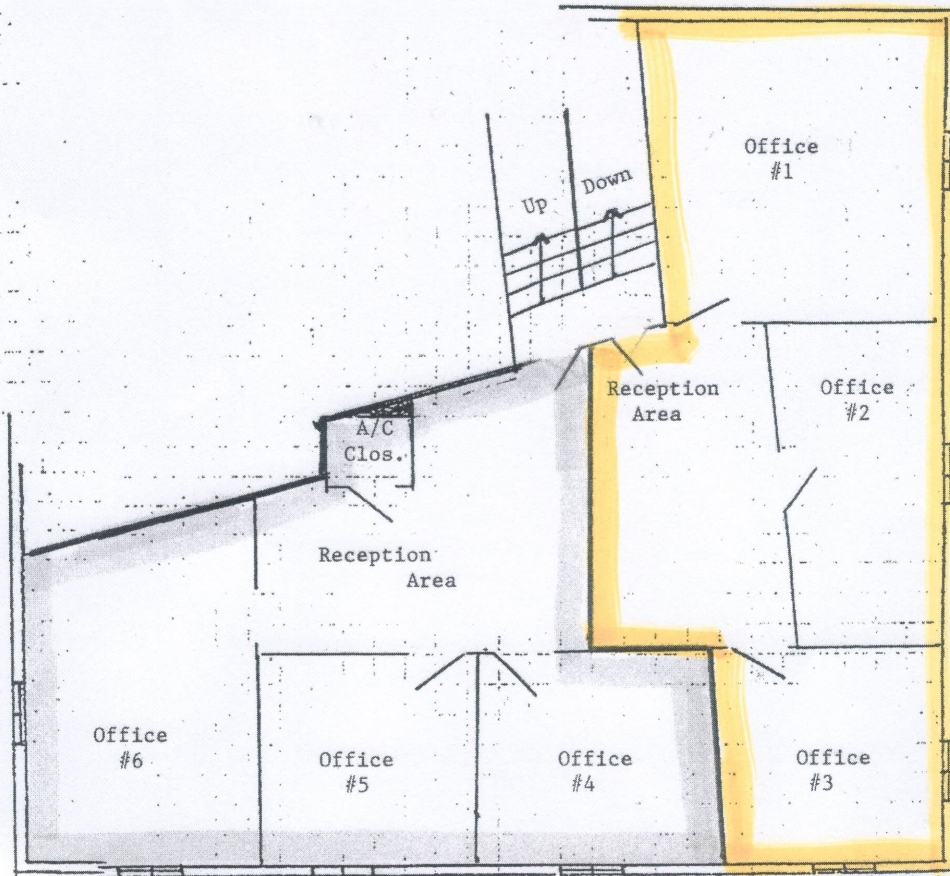
3 ROOM SUITE: 1100+/- SQ. FT.

5 ROOM SUITE
800+/- SQ. FT.

10 WALNUT HILL PARK
WOBURN, MA

NOTE: NOT DRAWN TO SCALE.
MEASUREMENTS MAY NOT BE EXACT.

" EXHIBIT A "



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

10 Walnut Hill Park, Woburn, MA 01801

2nd Floor, Front Side, Left Hand Door

Approximately 750 square feet

4 Room Office

Note: Plan not drawn to scale. Measurements are not exact.

