

7-11 AUDUBON ROAD

Wakefield, MA 01880



±10,147 SF Available



Sublease Term Through June 2028



14' Clear Height



Plug & Play/ Fully Furnished



39 On-Site Parking Spaces

7-11 AUDUBON BUILDING DETAILS

Building Area	±69,977 SF
Floors	Two (2)
Yr Built/Renovated	1967/1997
Power	600-2,400a/208v Heavy
Sprinklers	Wet
Parking Ratio	3.9/1,000 SF

UTILITIES

Water & Sewer	Town of Wakefield
Gas	National Grid
Electric	Wakefield Municipal Gas & Light

SPACE HIGHLIGHTS

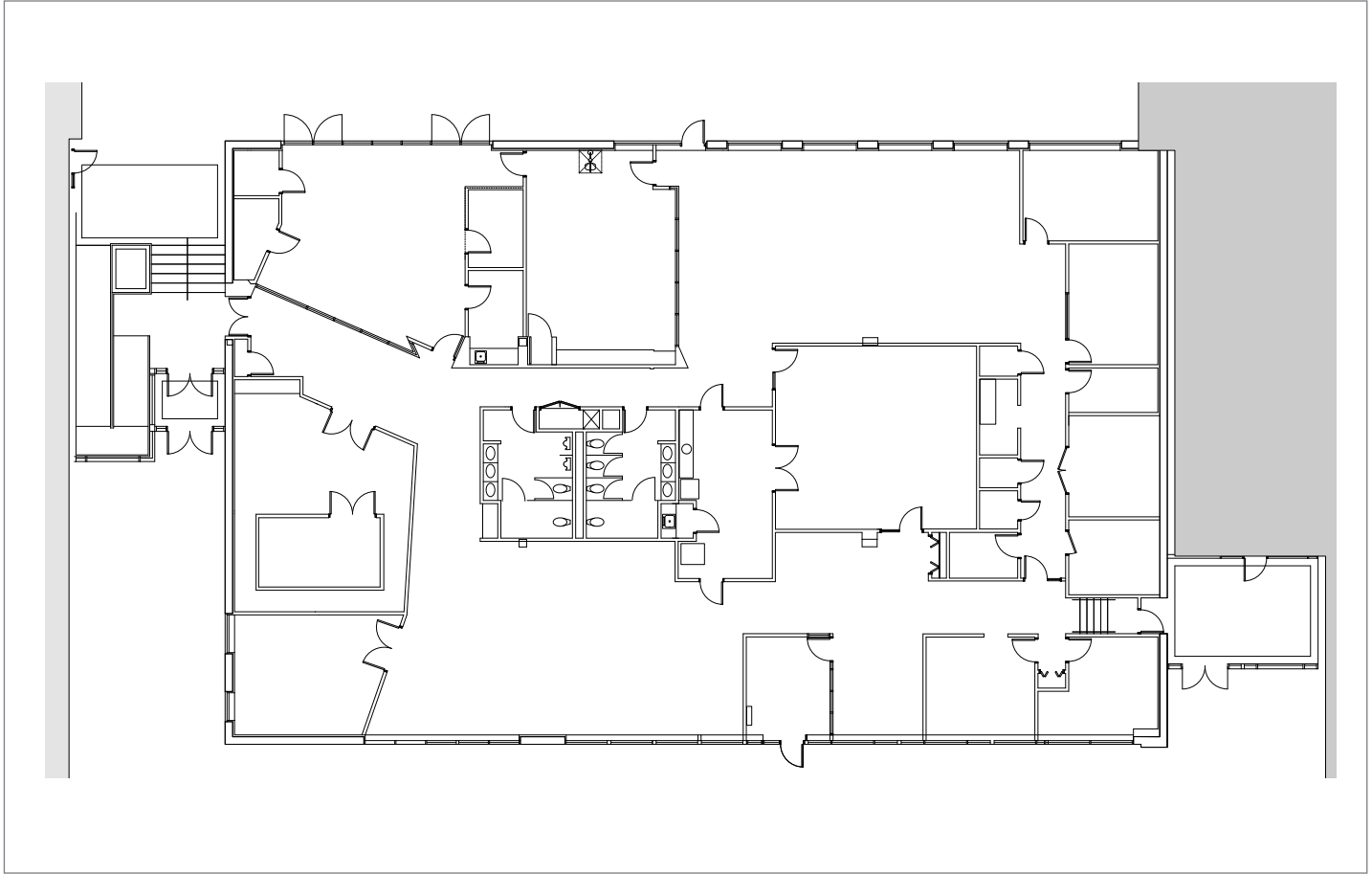
Space Size	1st Floor - ±10,147 SF
Clear Height	14'
Sublease Term	Term through June 2028
Current Configuration	Fully furnished with open work area, private offices, conference room, break room and flex space



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

7-11 AUDUBON ROAD

Wakefield, MA 01880



MITCHELL JACOBY, MCR

Principal
mjacoby@lee-associates.com
978.476.1223

JAKE HEGER

Director
jheger@lee-associates.com
413.531.1815

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.