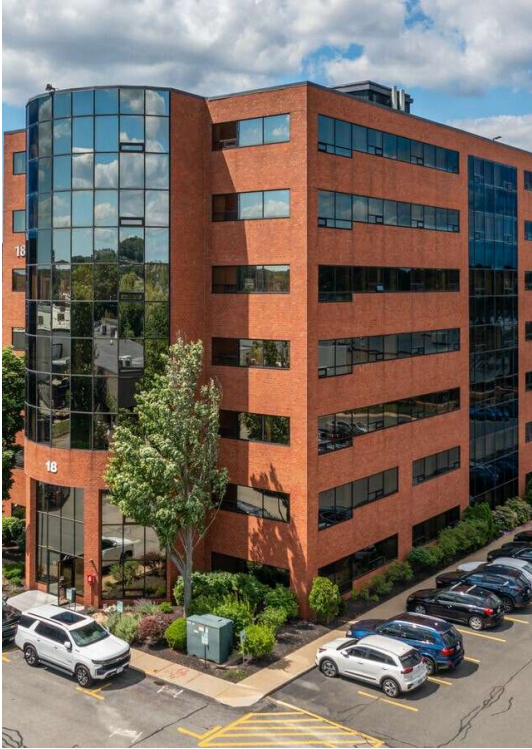




5,372 SF Professional Office Sublease

18 Commerce Way, Woburn, MA 01801



Wronka, Ltd.

Commercial Real Estate Advisors



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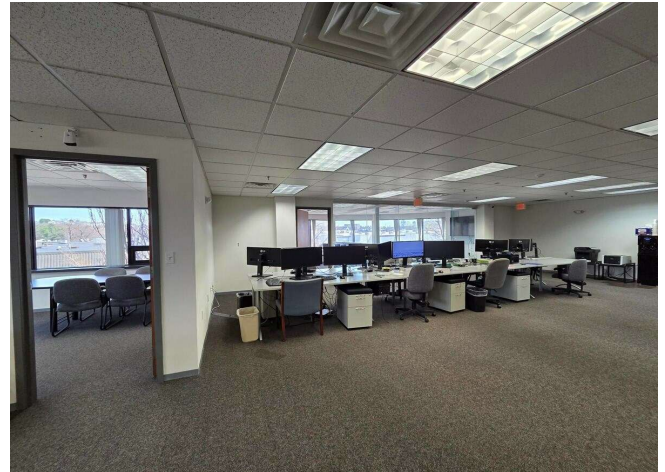


5,372 SF Professional Office Sublease

\$23.95 /SF/YR

Suite 3000: Below Market Sublease presents an exceptional professional office opportunity within the well-maintained brick and glass office building at 18 Commerce Way. This bright move-in ready corner suite is positioned within the building's distinctive curved glass façade and features dramatic floor-to-ceiling windows that provide abundant natural light. The efficient layout includes a welcoming reception area, multiple private offices, a large conference room with...

- Located at the intersection of I-93 and I-95 minutes from Boston and Cambridge
- Large conference room: floor-to-ceiling windows
- Private offices; 2nd corner conference room; welcoming reception area
- Open workspace or co-working area with natural light
- Two private restrooms
- Walking distance to Woburn Village lifestyle center with restaurants, retail, and service



Rental Rate:	\$23.95 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	70,000 SF
Year Built:	1996
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	20 (Somewhat friendly)
Rental Rate Mo:	\$2.00 /SF/MO

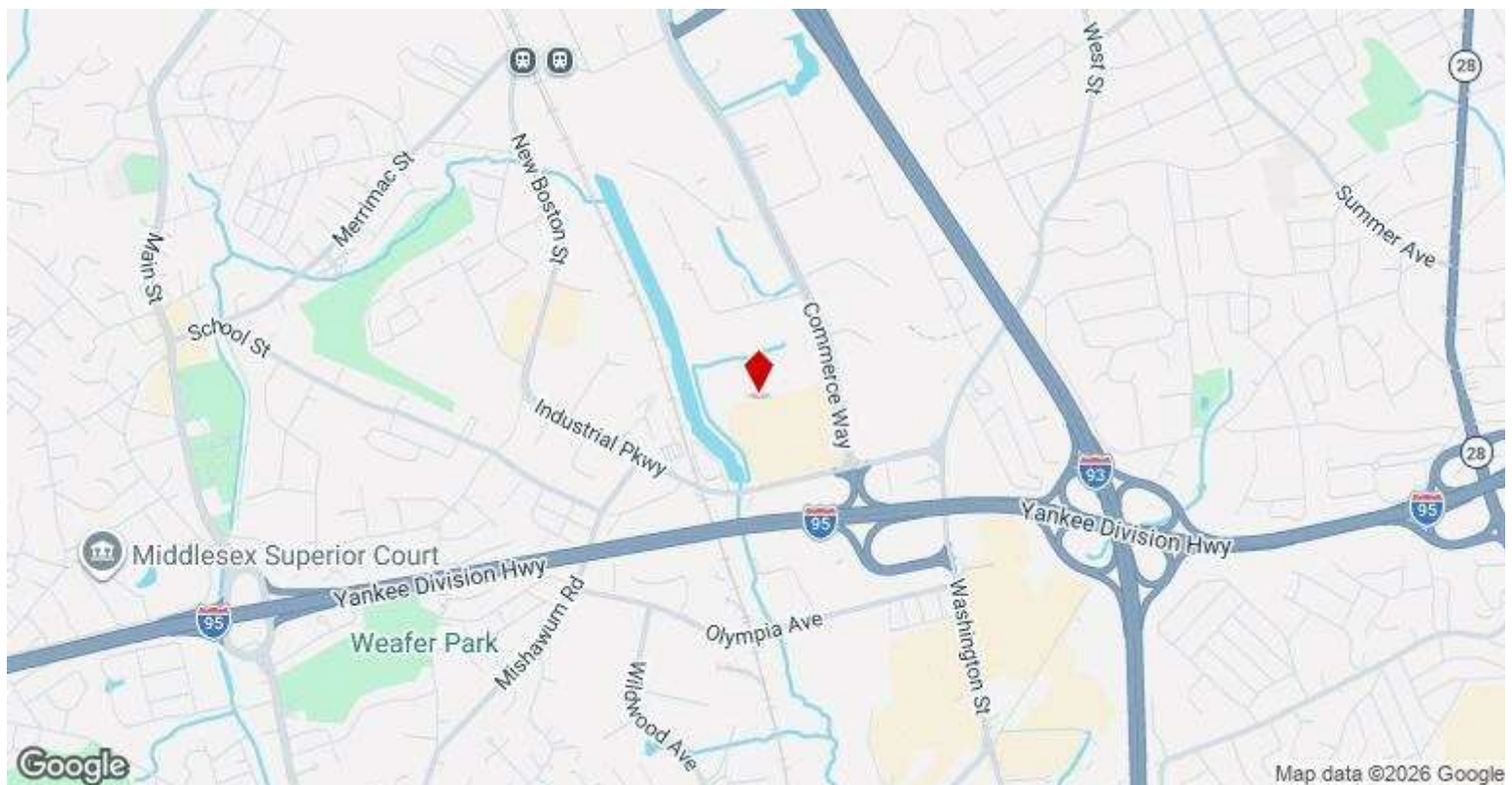
3rd Floor Ste 3000

Space Available	5,372 SF
Rental Rate	\$23.95 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Suite 3000: Below Market Sublease presents an exceptional professional office opportunity within the well-maintained brick and glass office building at 18 Commerce Way. This bright move-in ready corner suite is positioned within the building's distinctive curved glass façade and features dramatic floor-to-ceiling windows that provide abundant natural light. The efficient layout includes a welcoming reception area, multiple private offices, a large conference room with expansive window exposure, and an additional corner conference room. The open workspace benefits from natural light and a visual connection through the conference room to the building's distinctive curved glass façade, enhancing the sense of openness and light throughout the suite. Two private restrooms are located within the suite, providing added convenience for employees and visitors. The property features a professional lobby entrance, elevator service, and ample on-site parking for tenants and visitors, including convenient at-door parking. Professionally managed and well maintained, the building offers an ideal environment for a wide range of professional office users. Ideally located with convenient access to major highways, the property is also within walking distance of the Woburn Village lifestyle center, providing a variety of restaurants, retail, fitness, and service amenities that enhance the workday experience for employees and clients alike. Interior photos by listing agent; digitally enhanced.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
APEX	-	
BA, Inc. Business Accounting & Advisory	-	
C.A. Brandt, Inc.	-	
Cornerstone Construction Services Llc	-	
Pico	-	February 2016
Primeon	-	February 2030
Standard Title & Escrow	-	
Tecomet	-	
Thrive	-	
Wyatt Technology Corporation	-	March 2017



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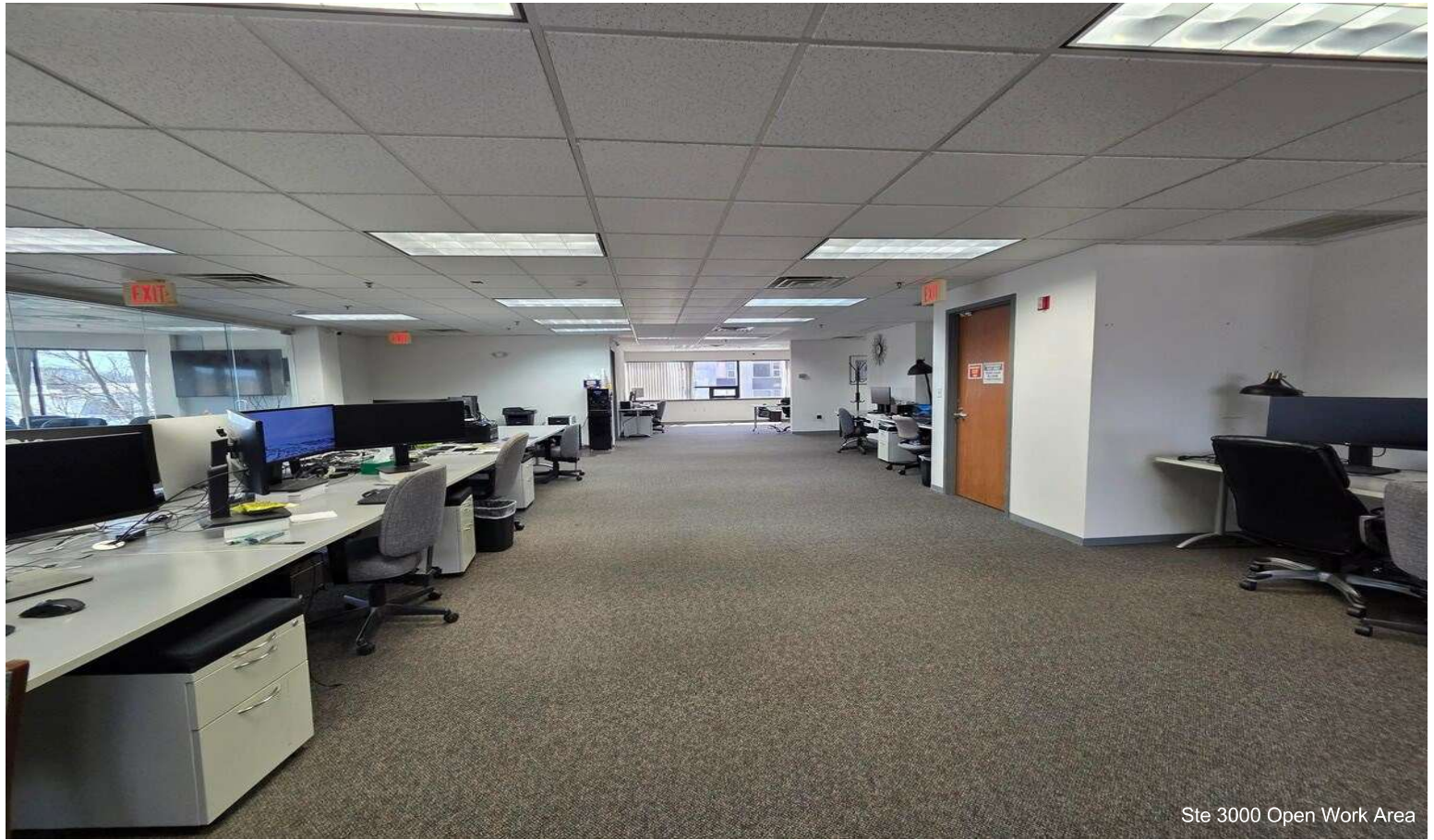
The building features a professional lobby entrance, elevator service, and ample on-site parking for tenants and visitors, including convenient at-door parking. Professionally managed and well maintained, the property offers an ideal setting for a variety of professional office users.

Ideally situated with convenient access to major highways, the property is also within walking distance of the Woburn Village lifestyle center, offering a variety of restaurants, retail, fitness, and service amenities. The location provides easy access for both employees and clients while offering a vibrant nearby amenity base.

Property Photos



Property Photos



Property Photos



Ste 3000 Reception Room