

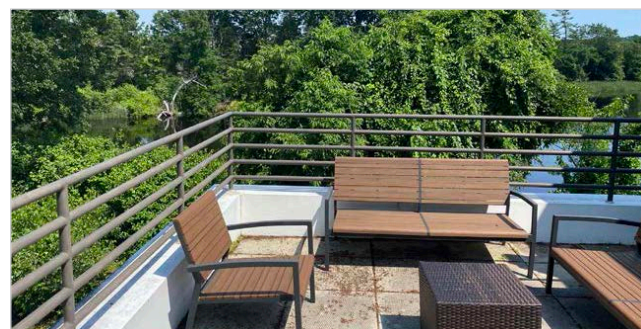
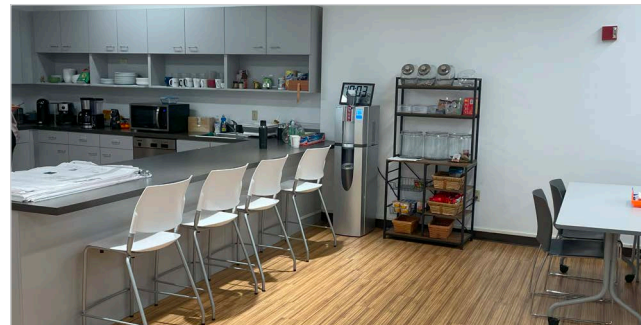
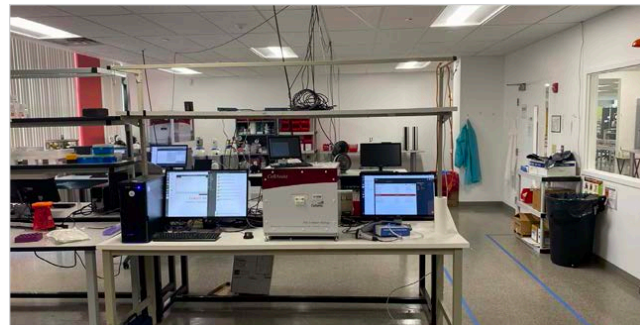
PRICING
\$10.00/SF, NNN

OFFICE, R&D, & FLEX SPACE FOR SUBLEASE

7-11 AUDUBON ROAD

WAKEFIELD, MA | 22,033 - 48,678 SF

THE OPPORTUNITY



**FLEX/R&D
SUBLEASE**



**FULLY
FURNISHED**



**TERM
NEGOTIABLE**

**DRY ROOM IS AVAILABLE,
WHICH REQUIRES INSTALLATION**

BUILDING DETAILS

7 AUDUBON

BUILDING TOTAL SF	26,645 SF
FLOORS	Two
ROOF	Fully adhered rubber membrane and sarnafil
CEILING HEIGHT	<ul style="list-style-type: none"> 1st Floor - 9' drop ceiling, 10'10" to underside of joist 2nd Floor - 9' drop ceiling, 10'6" to underside of joist
PARKING	3.9/1,000 SF
CONNECTIVITY	Verizon Fiber, RCN Cable, Comcast

UTILITIES

WATER & SEWER	Town of Wakefield
GAS	National Grid Gas
ELECTRIC	Wakefield Municipal Gas & Light

SUITE HIGHLIGHTS

PREMISE SIZE	<ul style="list-style-type: none"> 2nd Floor - 14,145 -26,645 SF
LOADING	<ul style="list-style-type: none"> Dedicated loading dock - 4' height, 16T capacity 10'x10' powered rollup door
POWER	1,600A @ 480Y/277 (the electrical room is designed to accommodate another 800 amps and does not need to be modified, other than purchasing and installing the switchgear).
GENERATOR	Installation of a future generator easily accomplished using gas infrastructure (roof or pad mounted)
HVAC	<ul style="list-style-type: none"> Seven (7) packaged gas-fired rooftop units (49 tons) One (1) lab exhaust fans (1,000 CFM) Standalone thermostat controls (24/7/365) Construction plans available to accommodate the installation of a 2,000 SF, 13 person dry room
OUTDOOR SPACE	<ul style="list-style-type: none"> Premises served by dedicated rooftop patio area Ground-level patio shared with neighboring tenants
WINDOW	Operable sliding windows
PLUMBING	<ul style="list-style-type: none"> One (1) 115 gallon, 13.5kW hot water heater Compressed air line distribution for twenty (20) bench stations Chilled water distribution for four (4) workstations One (1) active lab sink and one (1) combo emergency shower and eye wash station One (1) caged chemical waste storage area

BUILDING DETAILS

11 AUDUBON

BUILDING TOTAL SF	22,033 SF
FLOORS	Two
ROOF	Fully adhered rubber membrane and sarnafil
CEILING HEIGHT	<ul style="list-style-type: none"> 1st Floor - 9' drop ceiling, 11'6" to underside of joist 2nd Floor - 9' drop ceiling, 10'6" to underside of joist
PARKING	3.9/1,000 SF
CONNECTIVITY	Verizon Fiber, RCN Cable, Comcast

UTILITIES

WATER & SEWER	Town of Wakefield
GAS	National Grid Gas
ELECTRIC	Wakefield Municipal Gas & Light

SUITE HIGHLIGHTS

PREMISE SIZE	<ul style="list-style-type: none"> 2nd Floor - 6,000 - 22,033 SF
LOADING	Dedicated loading dock w/ 5T motorized dock lift
POWER	1,600A @ 208Y/120 Notifier addressable fire alarm system
GENERATOR	Installation of a future generator easily accomplished using gas infrastructure (roof or pad mounted)
HVAC	<ul style="list-style-type: none"> Nine (9) packaged gas-fired rooftop units (69 tons) Three (3) lab exhaust fans (1,500 CFM) Three (3) energy recovery ventilators (1,850 CFM) One (1) IT ductless split (1.5T) Standalone thermostat controls (24/7/365) iWave in-duct air cleaning technology MERV-13 filters (units that are 5T or higher)
OUTDOOR SPACE	<ul style="list-style-type: none"> Premises served by dedicated rooftop patio area Ground-level patio shared with neighboring tenants
WINDOW	Operable sliding windows
LAB SPECS	Existing BSL infrastructure
PLUMBING	<ul style="list-style-type: none"> Two (2) wall-mounted on-demand hot water heaters (360,000 BTUs) Nitrogen, vacuum, compressed air line infrastructure above lab area ceilings for twenty (20) bench stations Water and waste line infrastructure for one (1) double lab sink and five (5) combo emergency shower & eye wash stations One (1) active lab sink and one (1) combo emergency shower and eye wash station One (1) chemical waste storage area w/ spill containment berm

AREA MAP

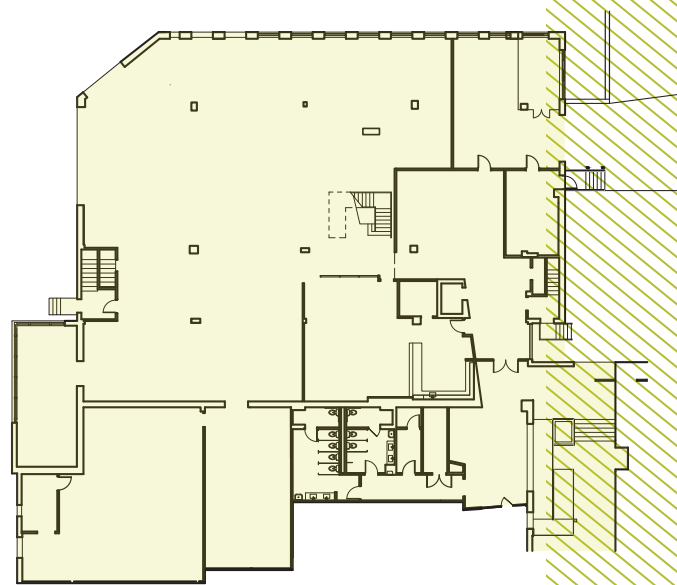


AVAILABILITIES

7 AUDUBON - 26,645 SF

11 AUDUBON - 22,033 SF

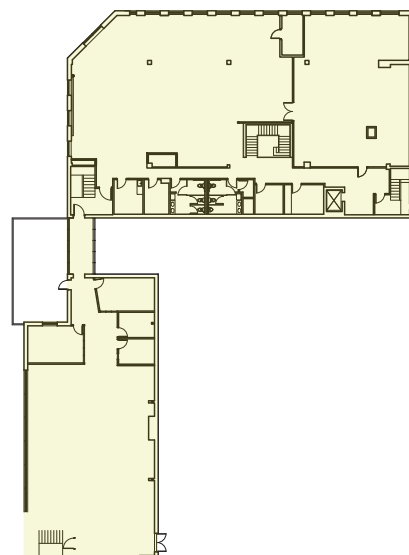
1ST FLOOR | 14,145 SF



1ST FLOOR | 16,033 SF

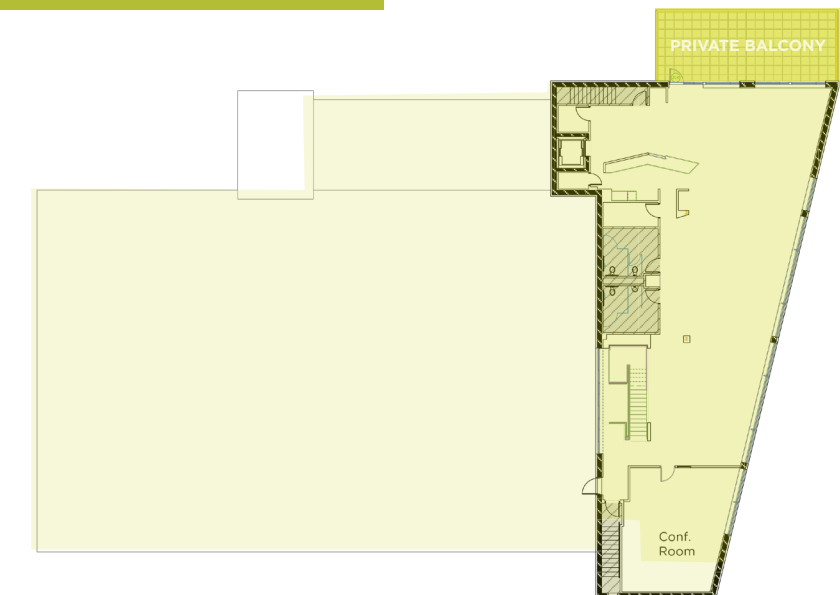


2ND FLOOR | 12,500 SF



6

2ND FLOOR | 6,000 SF



7



7-11 AUDUBON ROAD

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID THOMANN

781-492-2406

david.thomann@cushwake.com

GREY GETTLEMAN

781-801-2521

grey.gettleman@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.