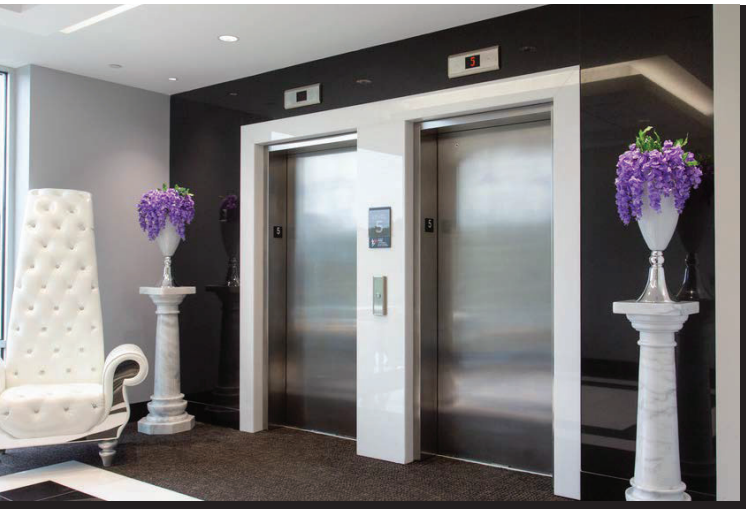
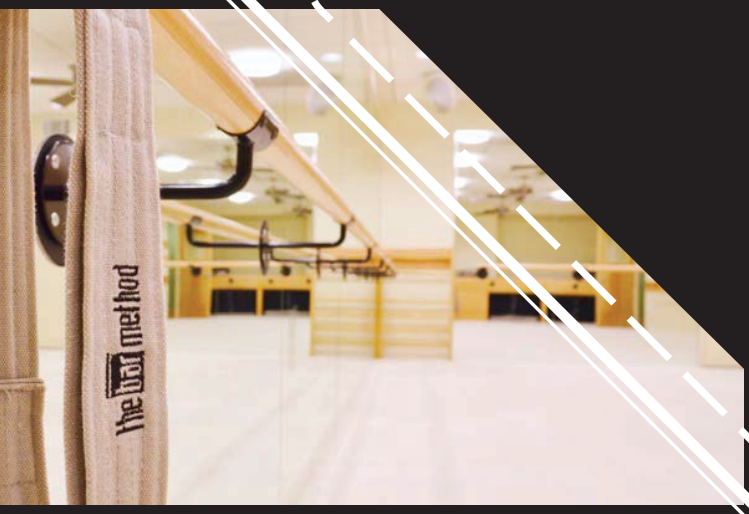
THE OFFICES @ 304 CAMBRIDGE

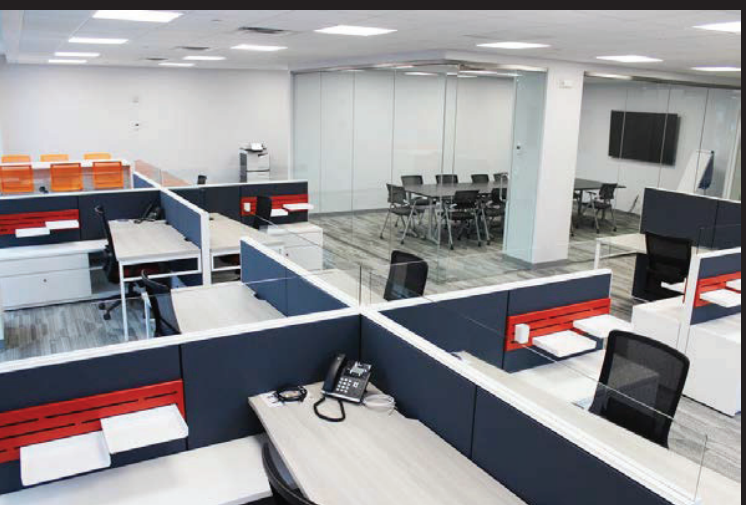
304 CAMBRIDGE ROAD, WOBURN, MASSACHUSETTS

MARTIGNETTI REAL ESTATE

304 Cambridge Road | Woburn, MA 01801 | (617) 594-5603 | www.martignetti.co







PROPERTY OVERVIEW

BUILDING SIZE:	60,679 SQUARE FEET
AVAILABLE SPACE:	1,313 SQUARE FEET
NEW CONSTRUCTION:	FULLY REDEVELOPED 2017
FLOORS:	6 FL (+/-10,000 SF PLATES)
ACCESSIBILITY:	FULLY ACCESSIBLE ENTRANCE, RESTROOMS, 2 ELEVATORS
ZONING:	S-1 (MIXED-USE)
USES BY RIGHT:	OFFICE MEDICAL OFFICE PHYSICAL FITNESS RESTAURANT FINANCIAL SERVICES & MORE

UTILITIES

OWNER INCLUDES AC/HEAT IN RENT. BIG SAVINGS OVER OTHER BUILDINGS

ADDITIONAL FEATURES

SUSTAINABLE & EFFICIENT:	HIGH EFFICIENCY HVAC LED LIGHTING, EV CAR CHARGING, FLOOR TO CEILING WINDOWS FOR AMPLE NATURAL LIGHT
GREAT ACCESS & VISIBILITY	I-95, I-93 & PUBLIC TRANSIT, EASE OF ACCESS TO BOSTON.

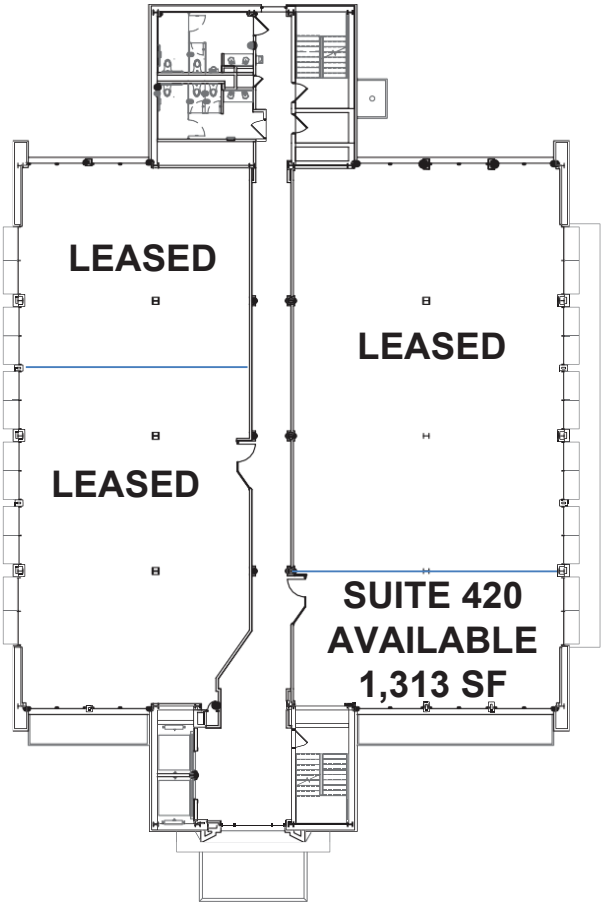
AMENITIES

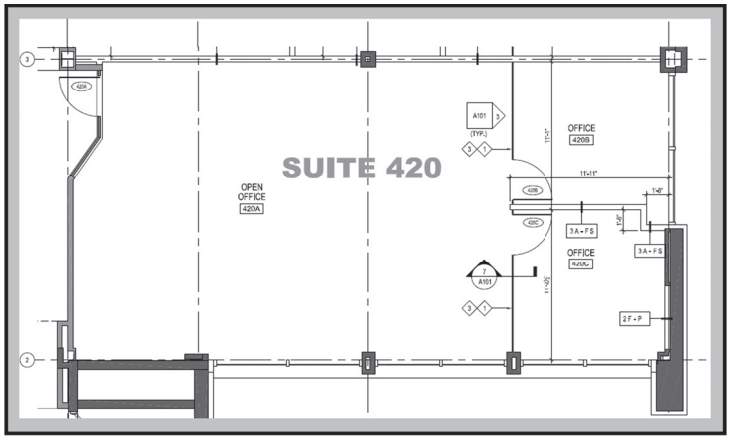
DAYCARE	LAUNCH AND LEARN
FITNESS	FRED ASTAIRE ORANGE THEORY YOGA
FOOD & MORE:	SOGNO WHOLE FOODS DUNKINS' KRAVE UPS STORE

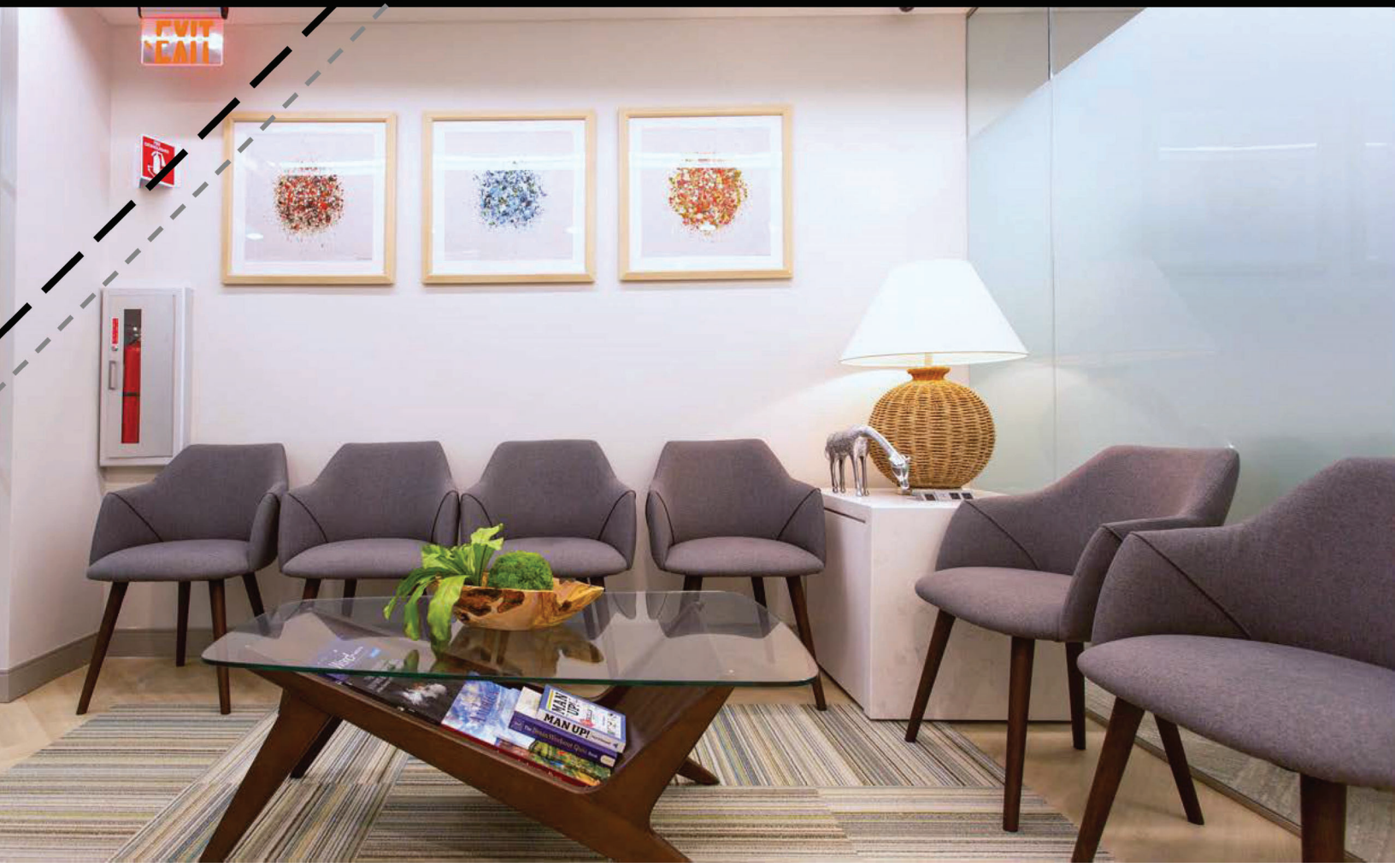
THE STREETS @ 314 CAMBRIDGE
JOIN THE EXPERIENCE
FOR LEASING INFORMATION
MARTIGNETTI
REAL ESTATE

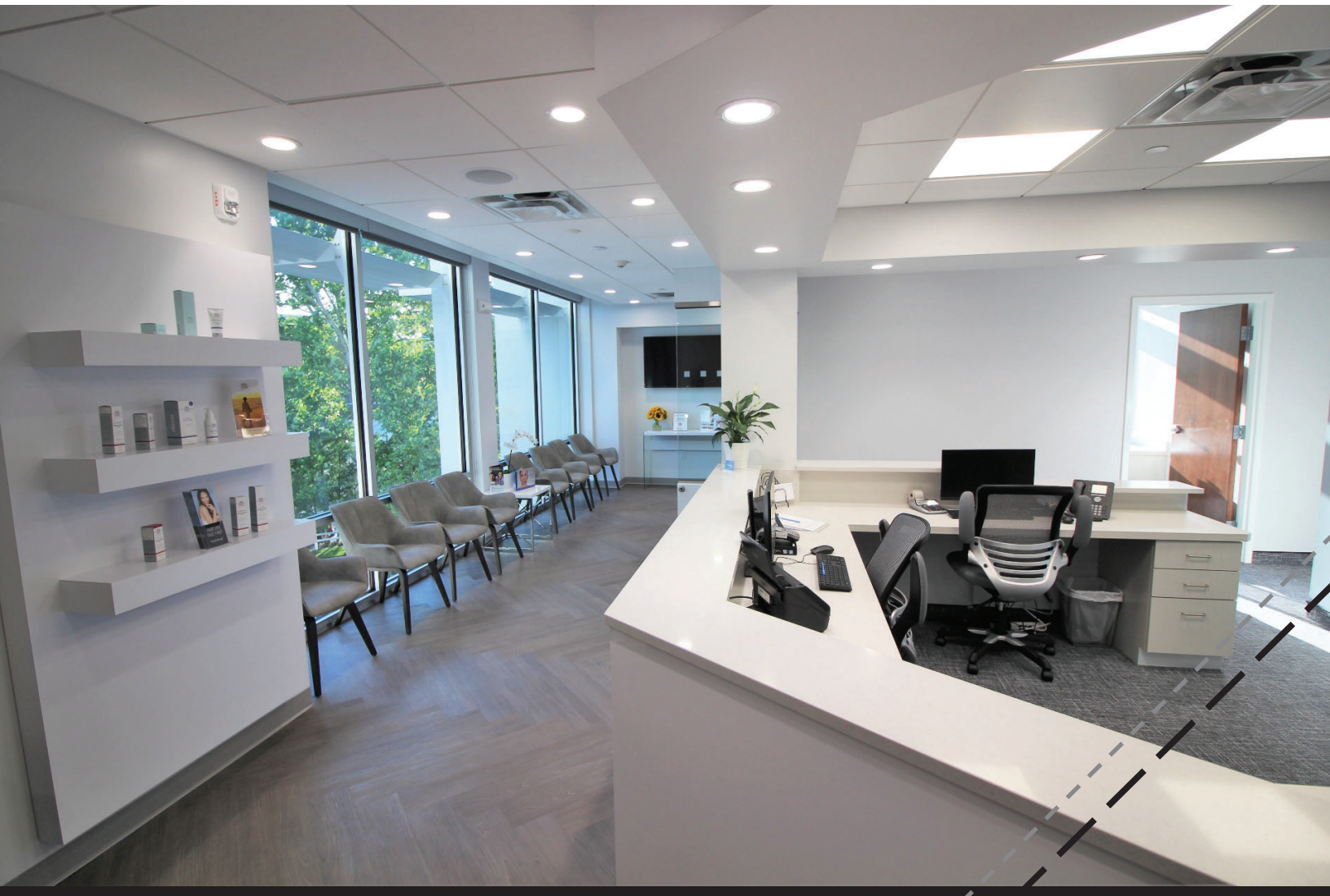
Fourth Floor

Suite 420 1,313 RSF

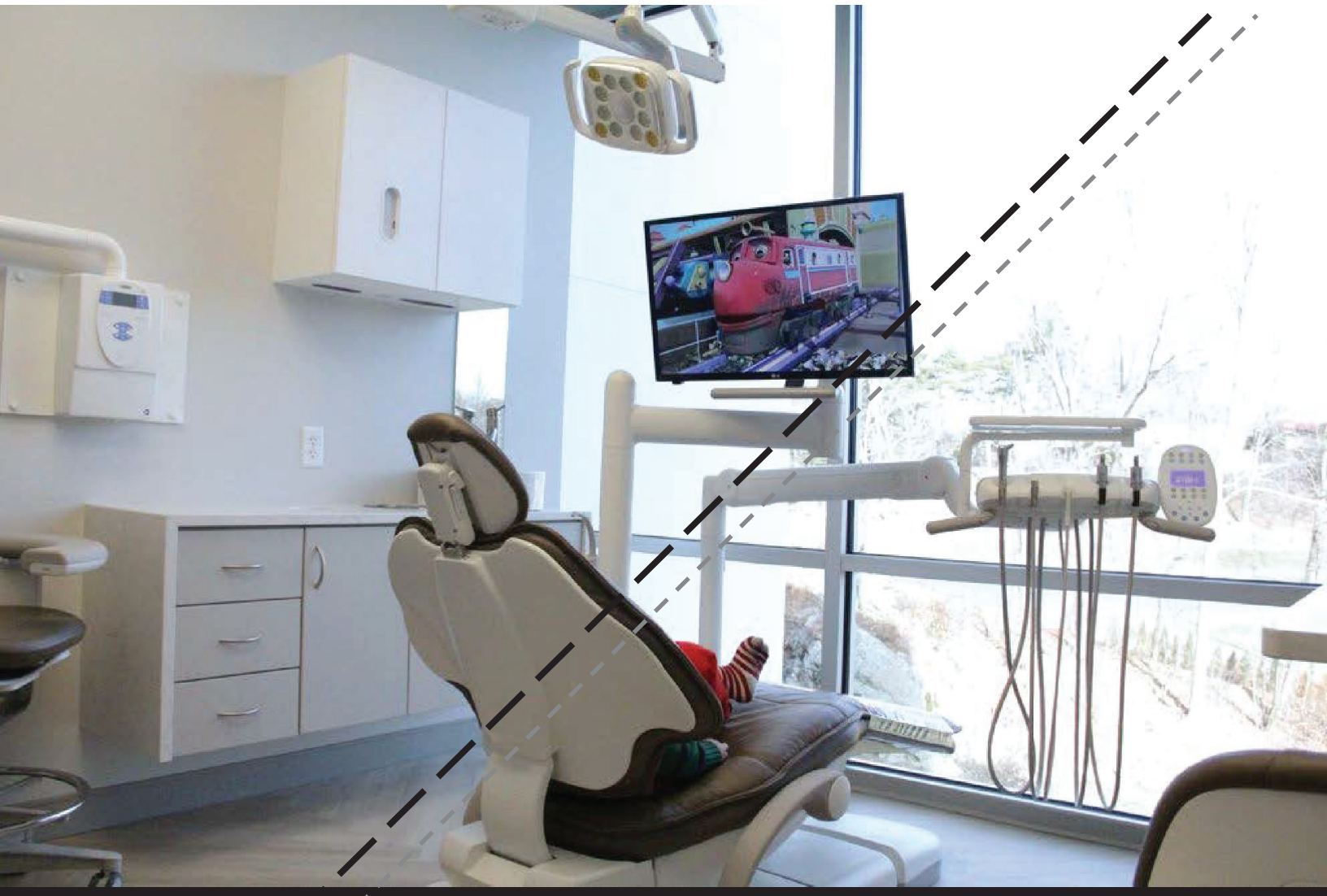





EXIT
MAN UP!



EXIT
EXIT



DERMPHYSICIANS
OF NEW ENGLAND
EXIT

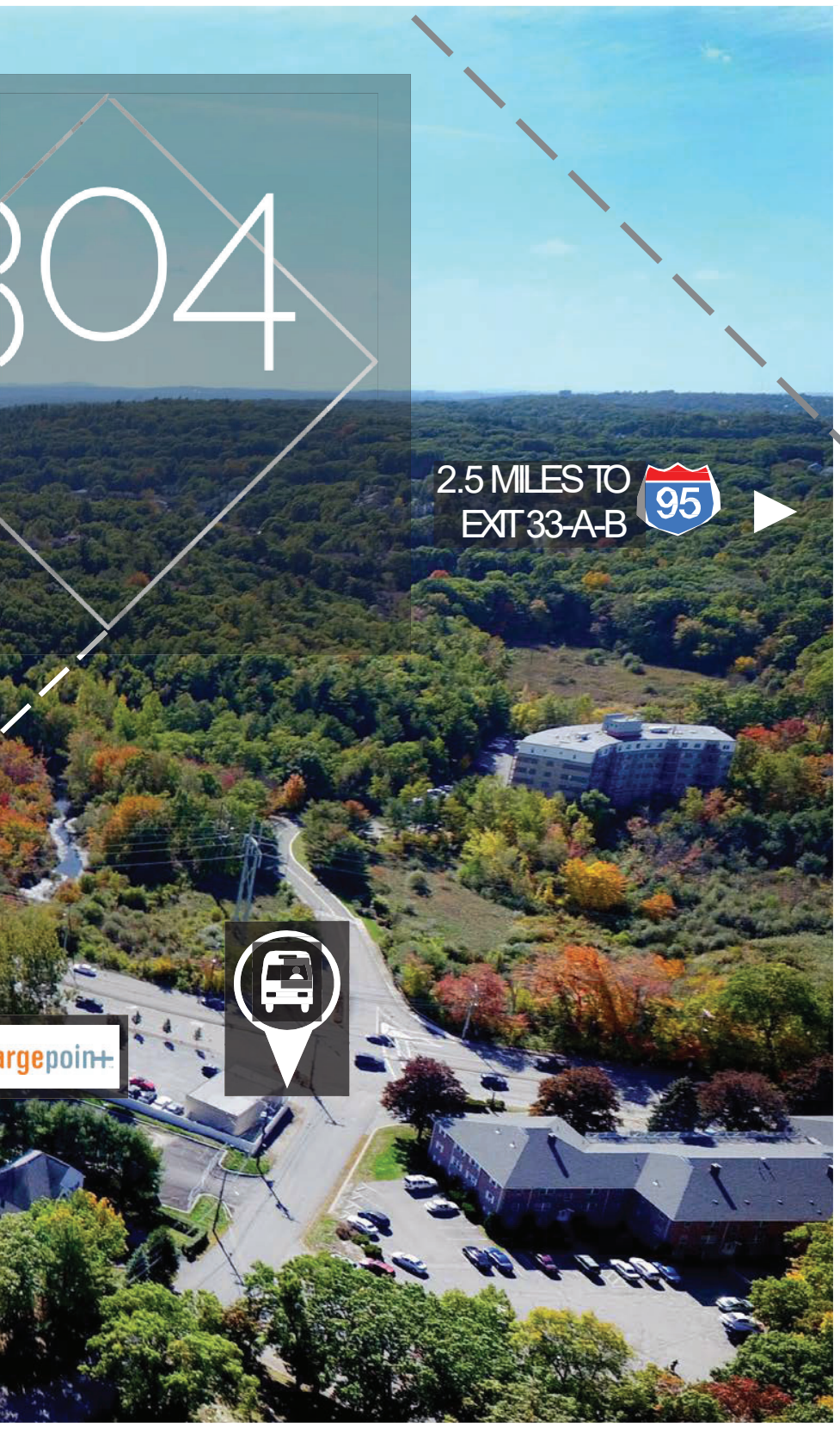
COMING
SOON
bar

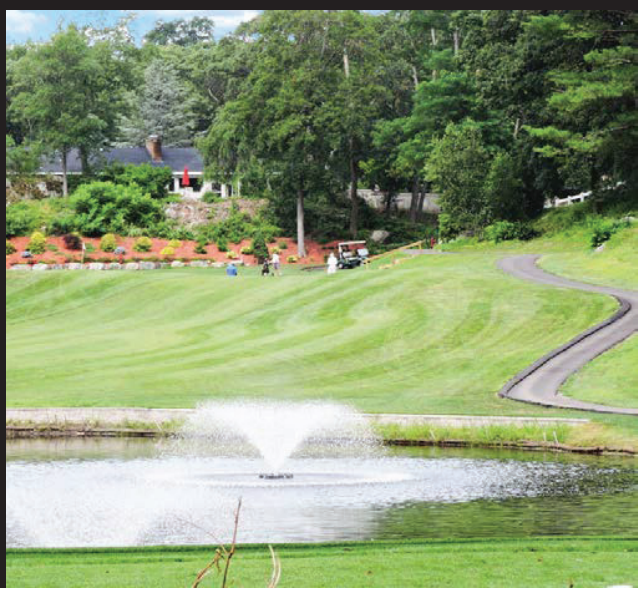
20 MINUTE DRIVE TO DOWNTOWN BOSTON

30 MINUTES FROM LOGAN AIRPORT

19 MINUTE BUS RIDE TOALEWIFE STATION

45 MINUTE MBTA ACCESS TO DOWNTOWN BOSTON





AMPLE PARKING
3.5 / 1,000 SF

2 MINUTE WALK TO MULTIPLE AMENITIES AT WOBURN PLAZA SHOPPING CENTER

CONTACT US TO ARRANGE A TOUR

JOHN PAUL MARTIGNETTI
617.594.5603
jpm@martignetti.co

MARTIGNETTI REAL ESTATE

www.304Cambridge.com

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