

TURNKEY 24HR URGENT CARE & IMAGING SPACE WITH BUILDING SIGNAGE

±8,911 SF AVAILABLE



7 Alfred is part of Baldwin Medical Center, a two-building 100,000+ square foot medical office park in Woburn, Massachusetts. The property is 14 miles North of Boston, 4 miles North of Lahey Medical Center and easily accessible via the adjacent Exit 35 off Interstate 95. Baldwin Medical Center has excellent surrounding demographics, just a short drive from upscale communities such as Burlington, Winchester and Stoneham, which can be accessed by both the freeway or local roads. With a recent renovation in 2020, as well as easy access to major routes, building signage and an abundance of parking, 7 Albert offers a prime opportunity for urgent care tenants.

Space Highlights

- Turn key Urgent Care space
- XRay infrastructure in place
- 24/7 Functionality with self-contained HVAC equipment
- Prominent building signage available
- Directly off of I95 exit 53 with seasonal visibility (222,445 daily vehicle count)
- 26,594 traffic count passing in front of building
- Potential to partner with high volume medical practices at building
- In building imaging and lab referral sources

7 ALFRED STREET, WOBURN

FIRST FLOOR
±8,911 SF

