



Suite for Sublease

2-100 Tower Office Park, Woburn, MA 01801



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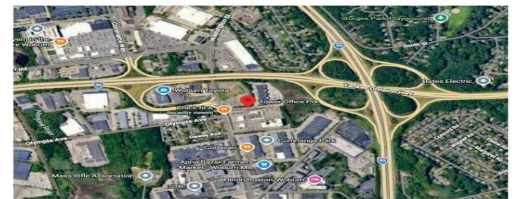


Suite for Sublease

\$24.00 /SF/YR

Prime location just north of Boston - Ideal for Professional or Wellness Use.
 Building 100, Suite K: First Floor, natural light, 2 private offices/conference room, kitchenette.
 10 Tower Office Park, Suite 401-403: Bright Corner Office Suite situated right off the elevator, natural light, reception area, private offices, a versatile conference/meeting room; two points of entry for added convenience....

- Ample free parking
- Direct access off I-93 and Rte 95/Rte. 128 (Washington Street Exit)
- On-site MBTA bus service with direct routes to Boston; Just one mile from Mishawum Commuter Rail Station
- Numerous nearby amenities including Woburn Lifestyle Center



Rental Rate:	\$24.00 /SF/YR
Property Type:	Flex
Property Subtype:	Showroom
Building Class:	C
Rentable Building Area:	142,294 SF
Year Built:	1979
Rental Rate Mo:	\$2.00 /SF/MO



1st Floor Ste 100-K

Space Available	1,089 SF
Rental Rate	\$24.00 /SF/YR
Date Available	March 30, 2026
Service Type	Modified Gross
Space Type	Sublet
Space Use	Office

Suite 100-K: First Floor, Bright Office Suite – Ideal for Professional or Wellness Use Short-term opportunity with flexible terms This suite offers natural light and a prime location just north of Boston 2 private offices/conference room Breakroom 2 file/storage rooms Commuter-Friendly Location Direct access from I-95/Rte. 128 (Washington Street Exit) One exit from I-93 & I-95/Rte. 128 On-site MBTA bus service with direct routes to Boston Just one mile from Mishawum Commuter Rail Station Walking distance to hotels, 110 Grill, Pressed Cafe, Chick-fil-A, Numerous nearby amenities at Cummings Park, Woburn Lifestyle Center Schedule a tour today!

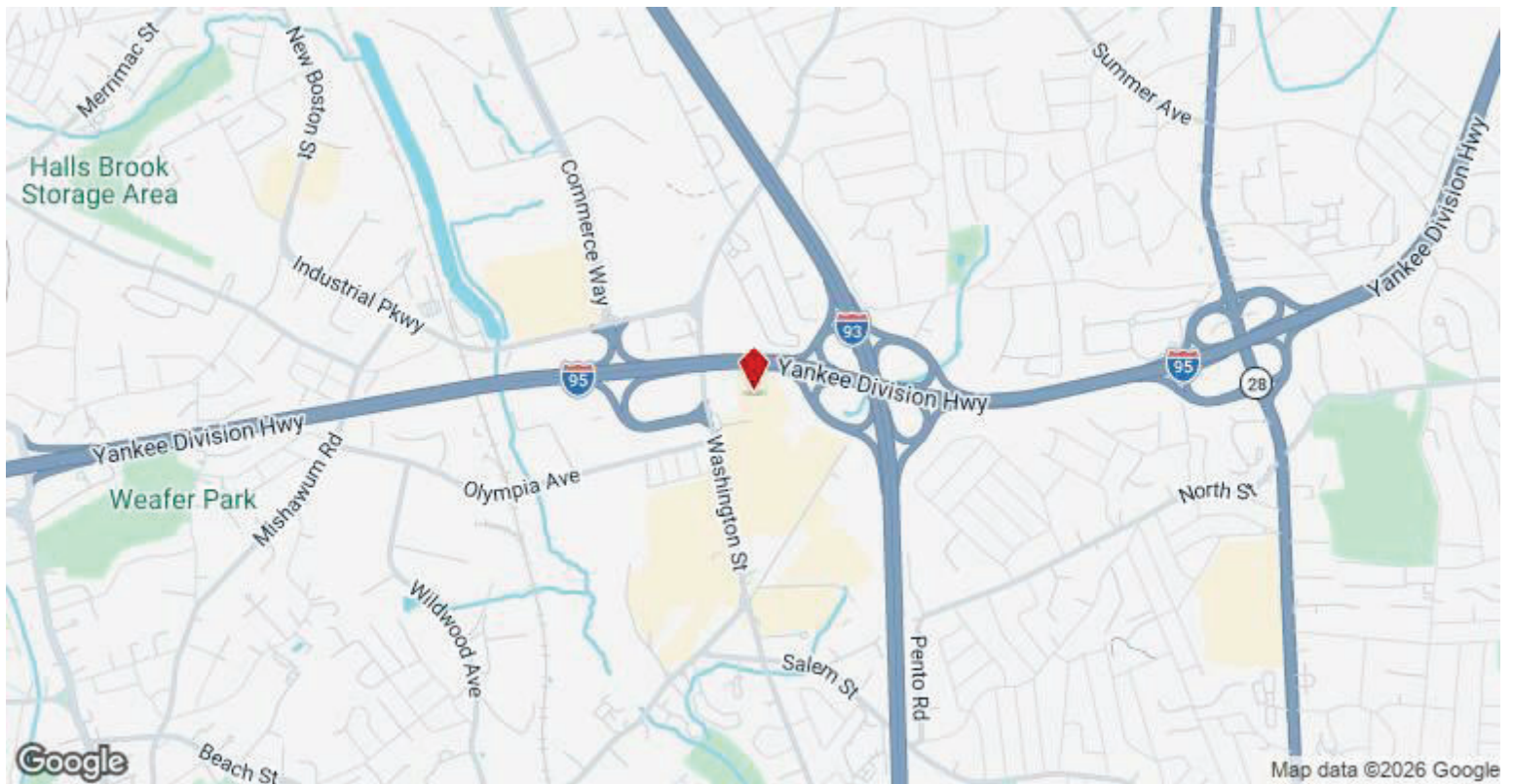
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4th Floor Ste 401

Space Available	1,496 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Suite 401-403: Located in Office Tower, Bright Corner Office Suite – Ideal for Professional or Wellness Use This well-appointed corner suite offers abundant natural light and a prime location just north of Boston. Conveniently situated right off the elevator, the space features: A welcoming reception area Multiple private offices A versatile conference/meeting room Two points of entry for added convenience Commuter-Friendly Location Direct access from I-95/Rte. 128 (Washington Street Exit) One exit from I-93 & I-95/Rte. 128 On-site MBTA bus service with direct routes to Boston Just one mile from Mishawum Commuter Rail Station Walking distance to hotels, 110 Grill, Pressed Cafe, Chick-fil-A, Numerous nearby amenities at Cummings Park, Woburn Lifestyle Center Schedule a tour today!

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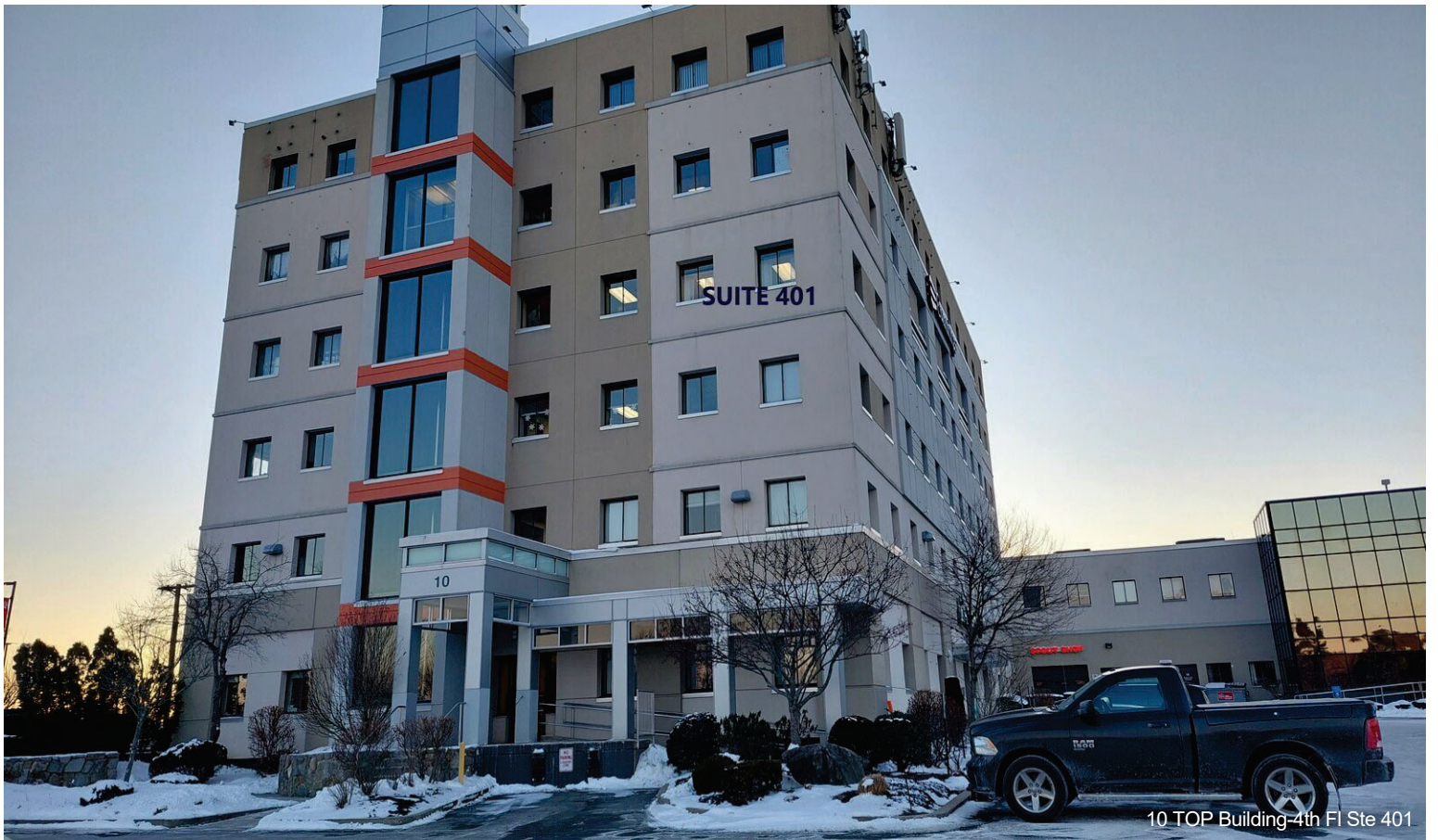
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Property Photos



10 TOP Building-4th Fl Ste 401