

# ONE SUITE LEFT! - FLEX/OFFICE SPACE FOR LEASE

## 45-61 COMMERCE WAY, WOBURN, MA 01801



### PROPERTY DESCRIPTION

Only one [1] unit is left at this highly desirable property. The existing buildout offers a mix of office space and open areas that can be used for light manufacturing, R&D, and much more. Additionally, there is a dedicated grade-level loading dock and ample parking on-site.

### PROPERTY HIGHLIGHTS

- Signage on the Building Facade facing Commerce Way
- Over 29,000 ADT
- Flexible Zoning (I-P) Allows for Many Types of Businesses
- Ample Parking On-Site
- Fully Air Conditioned
- Dedicated Grade Level Loading Dock Door

### OFFERING SUMMARY

|                  |              |
|------------------|--------------|
| Lease Rate:      | Upon Request |
| Number of Units: | 1            |
| Available SF:    | 4,000 SF     |
| Lot Size:        | 2.34 Acres   |
| Building Size:   | 27,901 SF    |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,459     | 34,590    | 79,462    |
| Total Population  | 6,301     | 87,328    | 205,428   |
| Average HH Income | \$177,605 | \$155,963 | \$173,081 |

### MARCI ALVARADO

Principal

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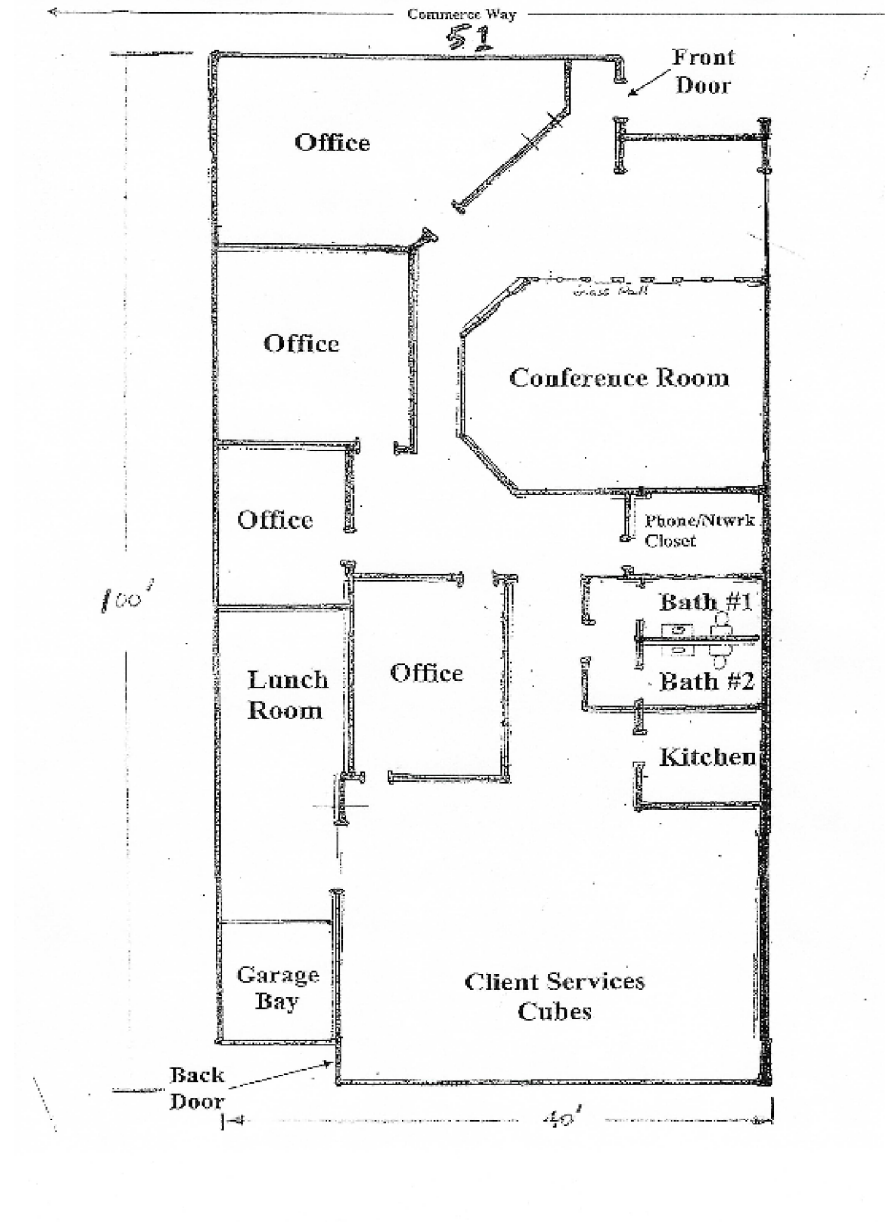
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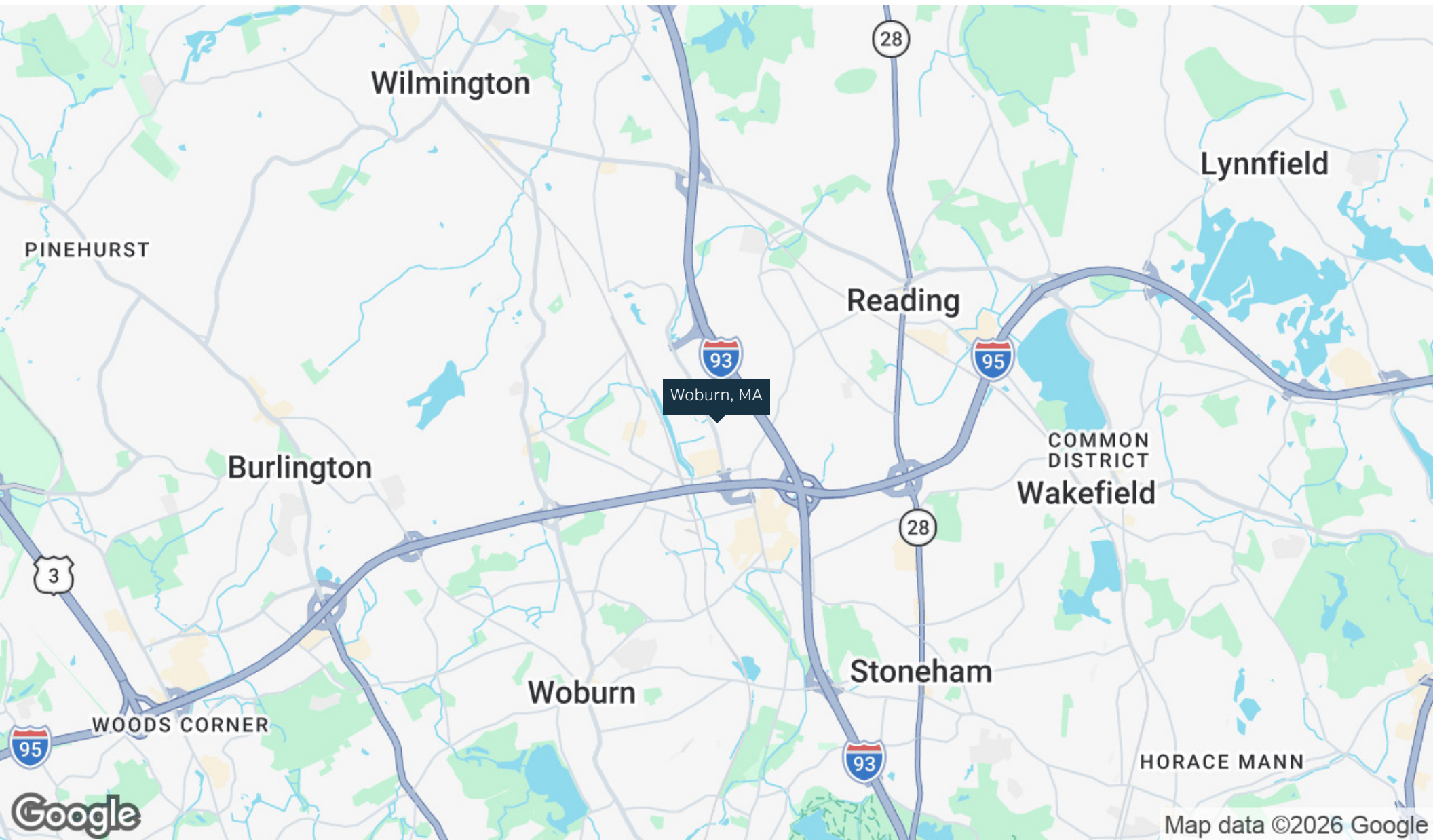
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45 Commerce Way



Google

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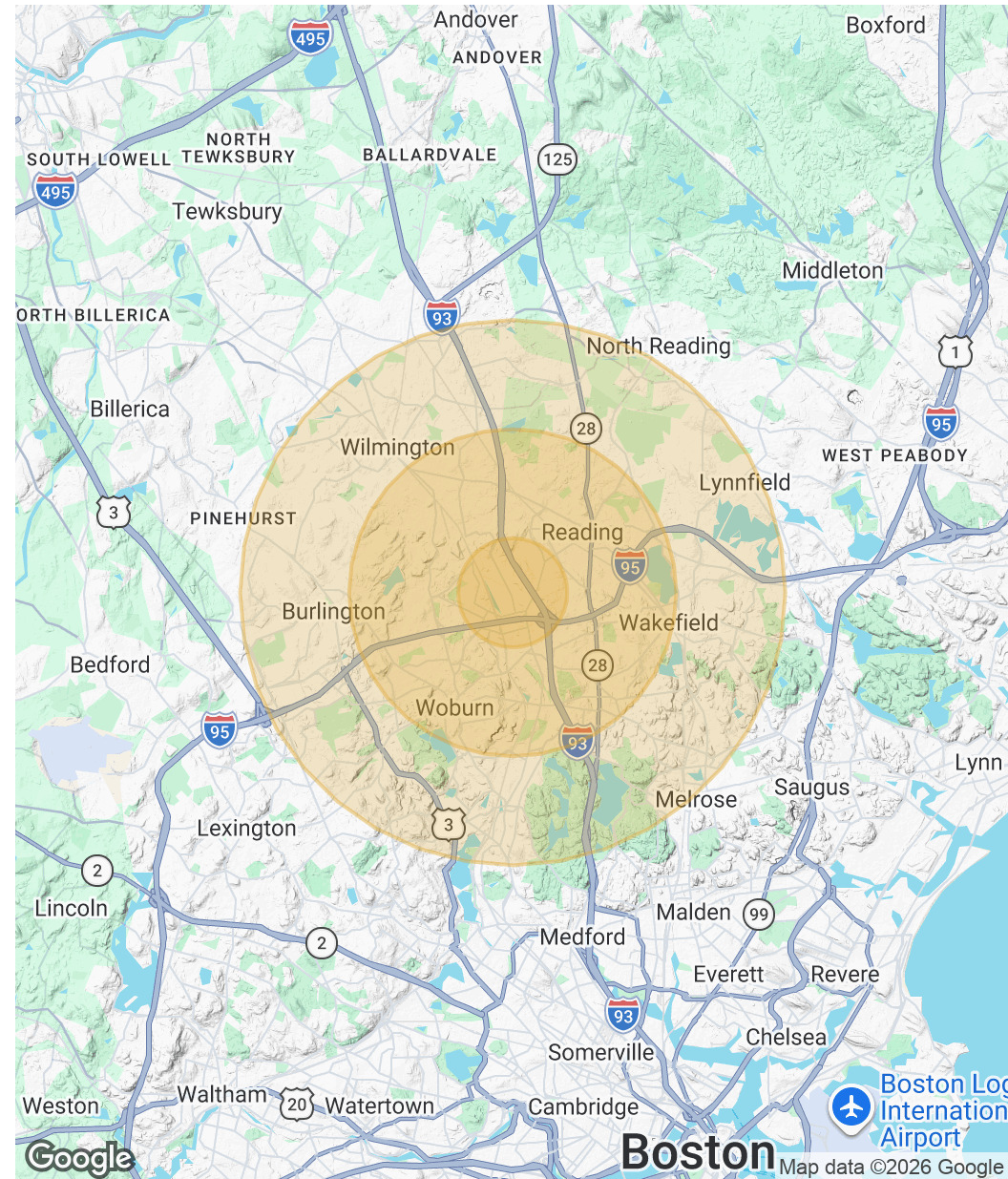


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,301  | 87,328  | 205,428 |
| Average Age          | 40.3   | 42.4    | 43.5    |
| Average Age [Male]   | 40.5   | 41.2    | 41.7    |
| Average Age [Female] | 40.2   | 43.2    | 44.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,459     | 34,590    | 79,462    |
| # of Persons per HH | 2.6       | 2.5       | 2.6       |
| Average HH Income   | \$177,605 | \$155,963 | \$173,081 |
| Average House Value | \$742,653 | \$700,115 | \$758,690 |

2023 American Community Survey (ACS)



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# COMMERCIAL PROPERTY ADVISORS

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