

WOBURN, MASSACHUSETTS

335 WASHINGTON STREET



FOR LEASE

14,200+/- SF

End-Cap Space

SITE OVERVIEW

- ▶ May subdivide for small, high quality tenants.
- ▶ Across from the I-95 / I-93 Interchange. Over 350,000 ADT (busiest in New England).
- ▶ Excellent visibility and access at the off-ramp from I-95.
- ▶ Frontage and two entrances on Washington Street.
- ▶ Tremendous area of redevelopment with planned retail and hotels.
- ▶ Retail generators and restaurants performing at the top 10% of their national volumes.
- ▶ Ample parking with 232 spaces.

CRA Corporate Realty Advisors

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Information set forth is from sources we deem reliable and is subject to prior sales, lease, withdrawal without notice or change in prices and conditions. No representation is made as to the accuracy of any information furnished.



FOR LEASE
14,200+/- SF
End-cap

Population

3 Miles	103,320
5 Miles #	226,278
7 Miles	545,509
10 Miles	1,268,596

Average HHI

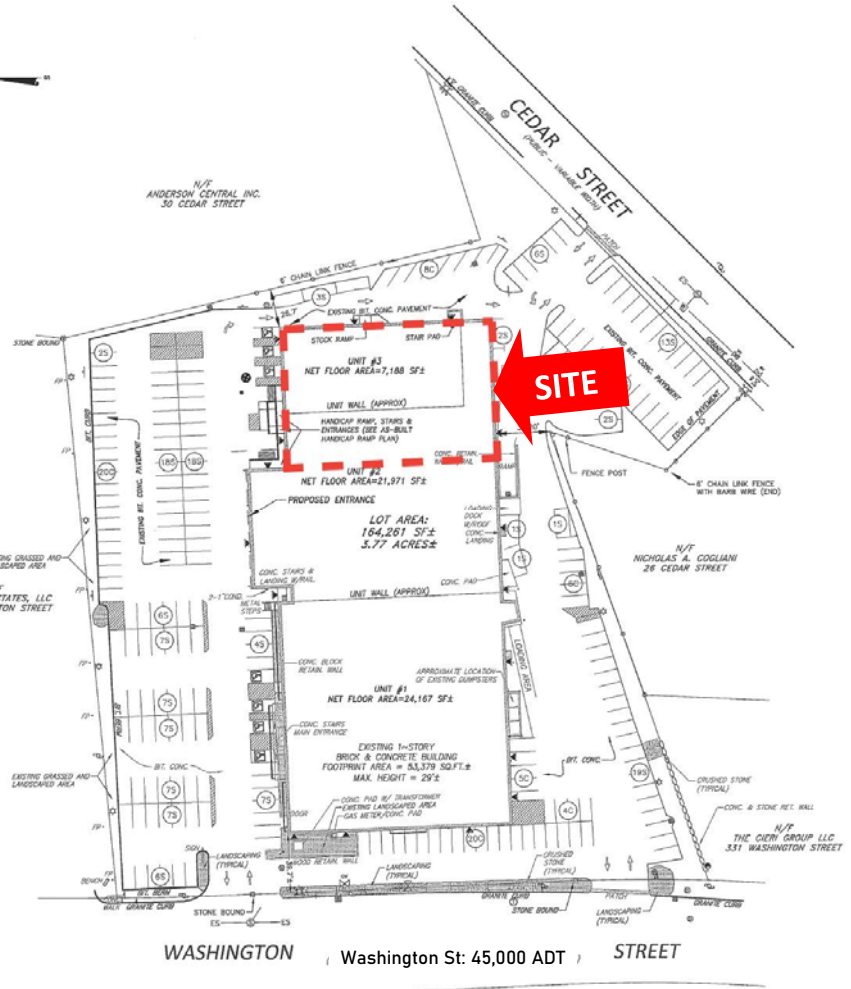
3 Miles	\$136,926
5 Miles	\$155,281
7 Miles	\$141,997
10 Miles	\$131,912

Employees

3 Miles	91,697
5 Miles	166,681
7 Miles	299,218
10 Miles	755,016



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