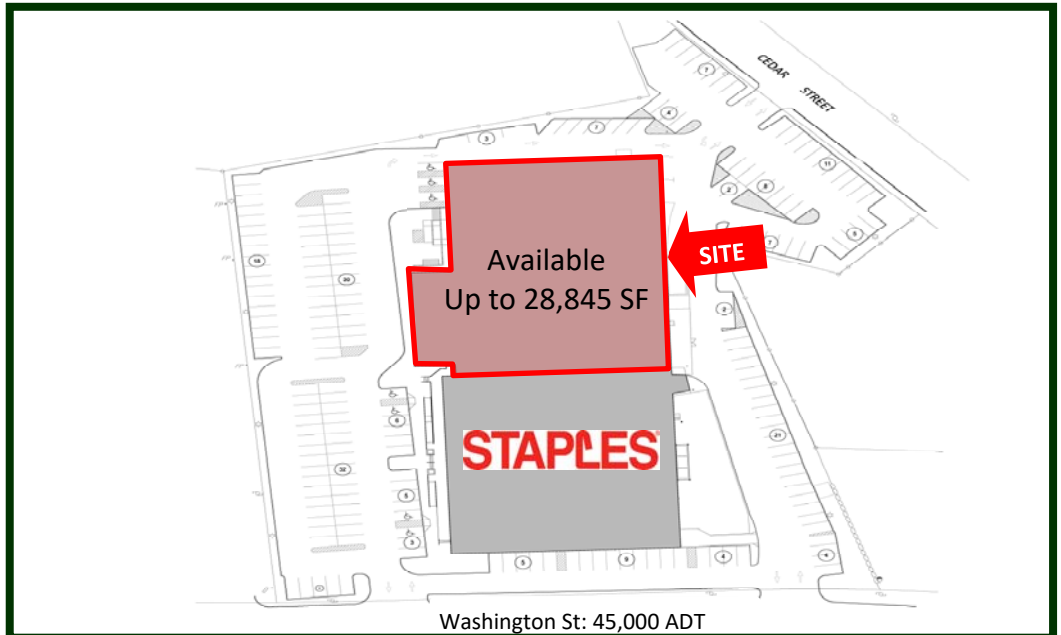


AVAILABLE
Up to 28,845 SF

WOBURN, MASSACHUSETTS

335 WASHINGTON STREET

- ◆ May subdivide for small, high quality tenants.
- ◆ Across from the 1-95 / 1-93 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
- ◆ Very strong demographics: 20 Minute Drive Time, 1.6M residents with Avg. HH Income of \$115,000 and 75,000 employees within 3 miles
- ◆ 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 233 spaces



CONTACT
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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.

AVAILABLE
Up to 28,845 SF

WOBURN, MASSACHUSETTS

335 WASHINGTON STREET

DEMOGRAPHICS:

Population

3 mile 101,432

5 mile 225,977

7 mile 539,386

10 mile 1,256,792

Average HH Income

3 mile \$122,514

5 mile \$140,174

7 mile \$129,084

10 mile \$120,408

Daytime Work Population

3 mile 72,772

5 mile 158,458

7 mile 266,004

10 mile 720,181



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