



# 335 WASHINGTON

335 WASHINGTON STREET, WOBURN, MASSACHUSETTS

**MARTIGNETTI**  
REAL ESTATE

**CRA** Corporate  
Realty  
Advisors





## PROPERTY OVERVIEW

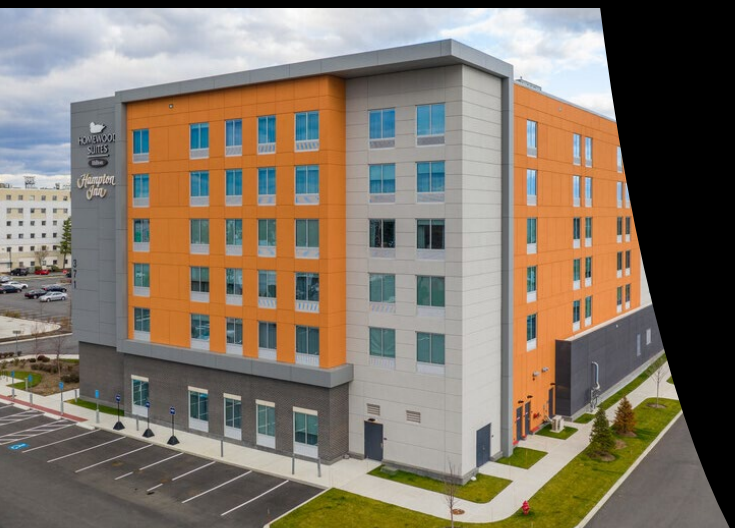
BUILDING SIZE: 53,326 SQUARE FEET  
AVAILABLE SPACE: 29,166 SQUARE FEET

RENOVATED: 2019-2020  
FAÇADE UPGRADES  
NEW PARKING  
NEW LANDSCAPE  
HVAC  
IMPROVEMENTS

ACCESSIBILITY: FULLY ACCESSIBLE,  
PARKING RAMPS  
RESTROOMS

ZONING: O-P

USES BY RIGHT &  
SPECIAL PERMIT: OFFICE  
MEDICAL OFFICE  
PHYSICAL FITNESS  
RESTAURANT  
FINANCIAL SERVICES  
RETAIL  
&MORE



## ADDITIONAL FEATURES

SUSTAINABLE &  
EFFICIENT:

HIGH EFFICIENCY  
HVAC  
LED LIGHTING, EV CAR  
CHARGING, FLOOR  
TO CEILING  
WINDOWS FOR AMPLE  
NATURAL LIGHT

GREAT ACCESS &  
VISIBILITY

I-95, I-93 & PUBLIC  
TRANSIT, EASE OF  
ACCESS TO BOSTON.

## AMENITIES NEARBY

DAYCARE

MULTIPLE NEARBY  
OPTIONS

FITNESS

MULTIPLE NEARBY  
OPTIONS

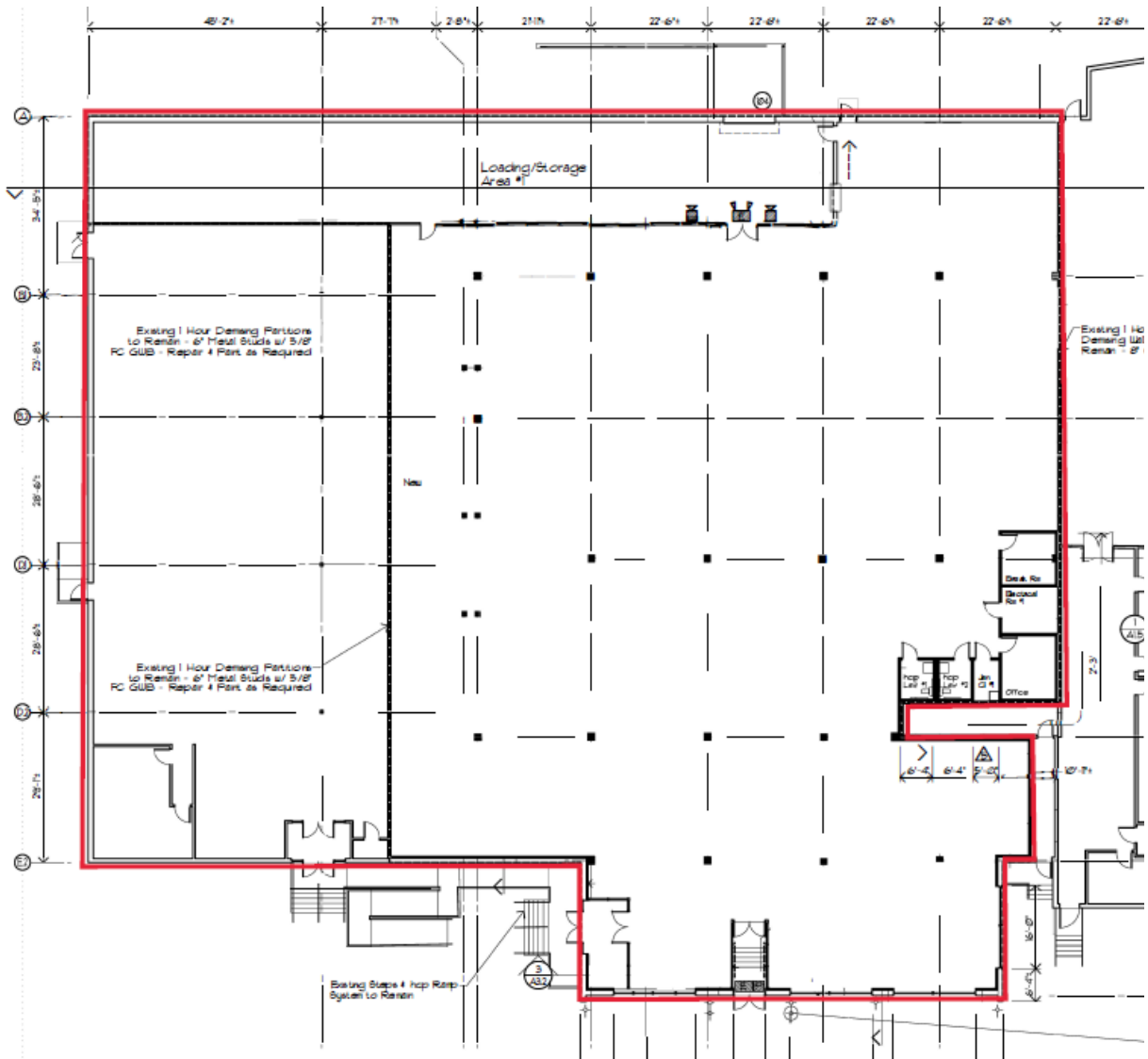
FOOD & MORE:

WOBURN VILLAGE  
B GOOD  
STARBUCKS  
DUNKIN'S  
FEDEX  
DRY CLEANER





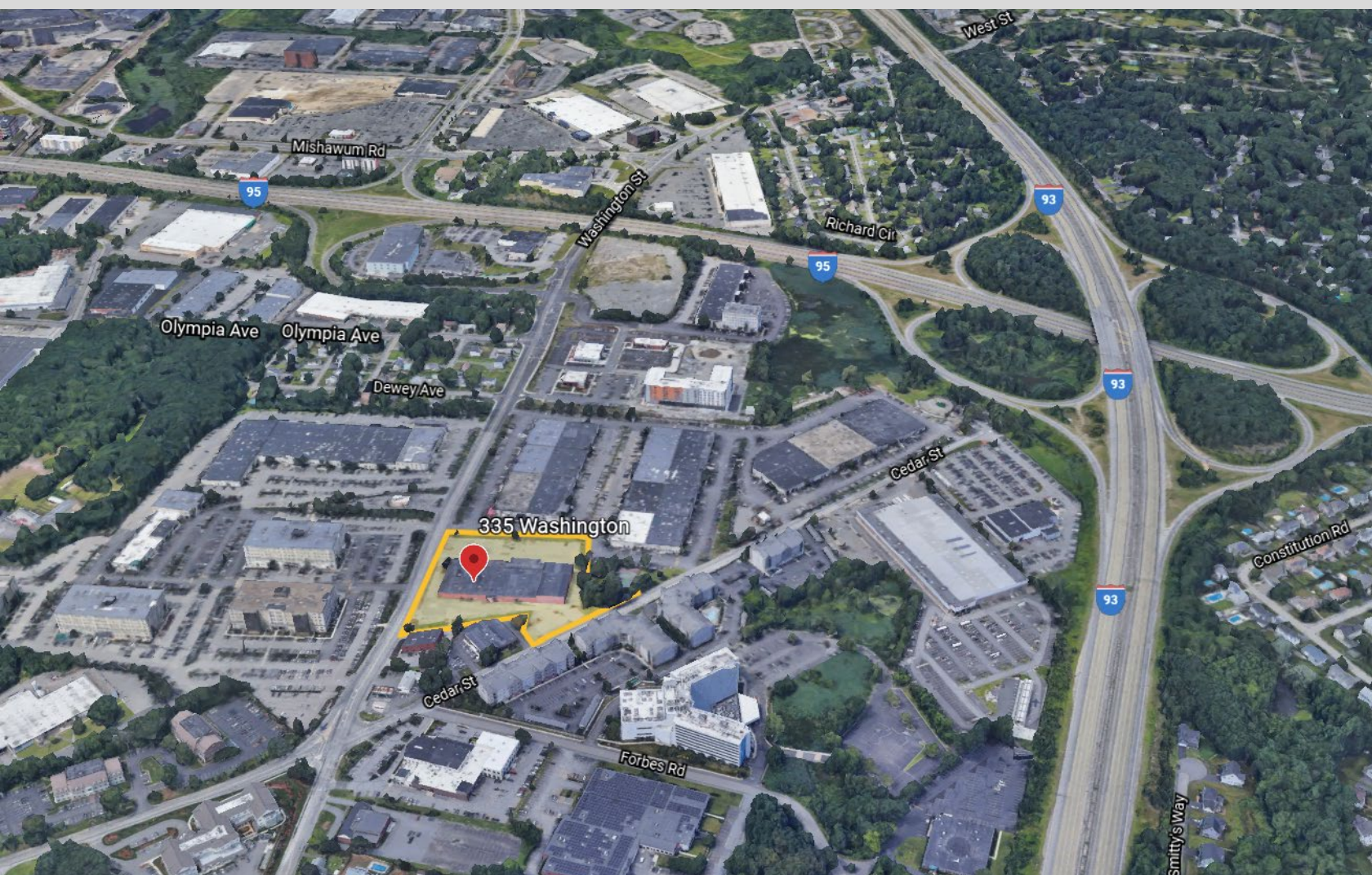
# 29,166 SQUARE FEET AVAILABLE (DEMISABLE)





## DEMOGRAPHIC REPORT

CATEGORIES	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$115,501	\$1,287,188	\$2,962,952
Number of Businesses	1,141	6,466	12,649
Number of Employees	15,287	69,207	154,131
2010 Population	7,756	94,570	210,697
2020 Population	8,961	100,428	224,655
Median Age	40.6	40.8	41.9
2010 Households	2,981	38,115	82,159
2020 Households	3,408	40,469	87,564
Avg. Household Income	\$135,406	\$124,482	136,222















CONTACT US TO ARRANGE A TOUR

JOHN DENNIS  
781.396.5400  
[jd@cra-boston.com](mailto:jd@cra-boston.com)

JOHN PAUL MARTIGNETTI  
617.594.5603  
[jpm@martignetti.co](mailto:jpm@martignetti.co)



**MARTIGNETTI**  
**REAL ESTATE**

304 Cambridge Road | Woburn, MA 01801 | 781.491.0076 | [www.Martignetti.co](http://www.Martignetti.co)



All information furnished regarding property for sale or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.