



## Suite 3600 Sublease

300-400 Tradecenter, Woburn, MA 01801



**Marianne Wronka**

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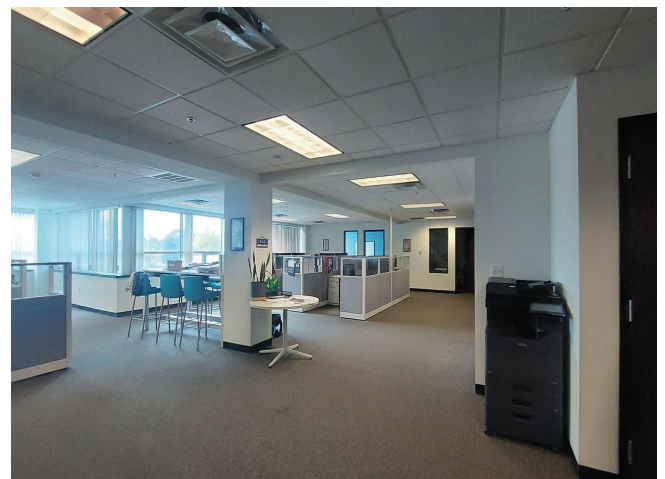


## Suite 3600 Sublease

\$26.00 /SF/YR

Suite 3600 Value Sublease/Lease Assignment: Headquarters or Satellite Office / Showroom in high image and highly visible building; Expansive continuous ribbon windows overlooking Rte. 128/I-95, one mile south of I-95 & I-93 interchange; On-site Free Garage with access to your floor & surface parking; Citra Cafe in building for delicious breakfast & lunch. On-site MBTA stop. Lease extension available with Owner....

- Office with open area with workstations, conference/meeting rooms, private offices, kitchen-breakroom

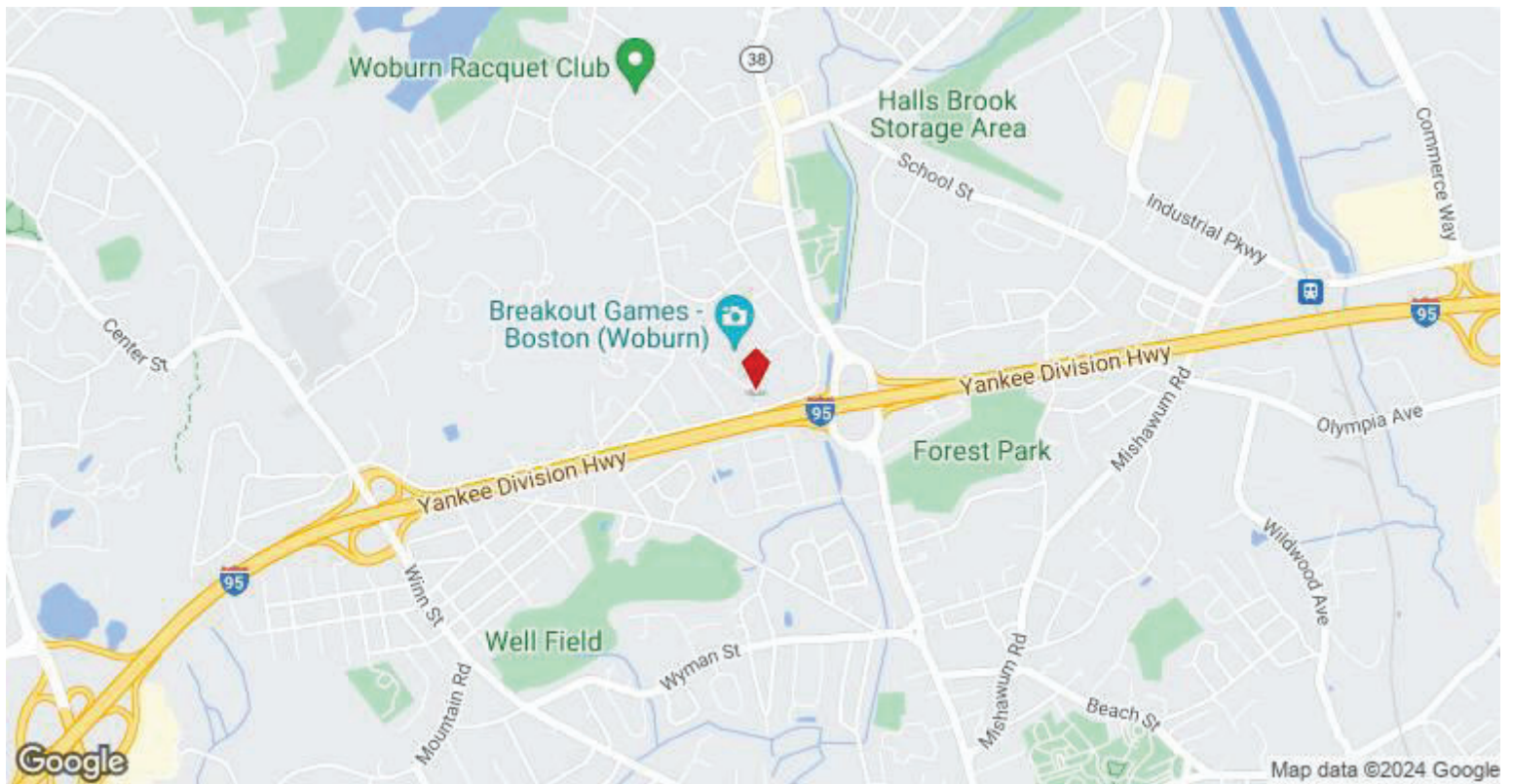


Rental Rate:	\$26.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	420,632 SF
Year Built:	2008
Walk Score ®:	65 (Somewhat Walkable)
Transit Score ®:	24 (Minimal Transit)
Rental Rate Mo:	\$2.17 /SF/MO

### 3rd Floor Ste 3600

Space Available	5,210 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office

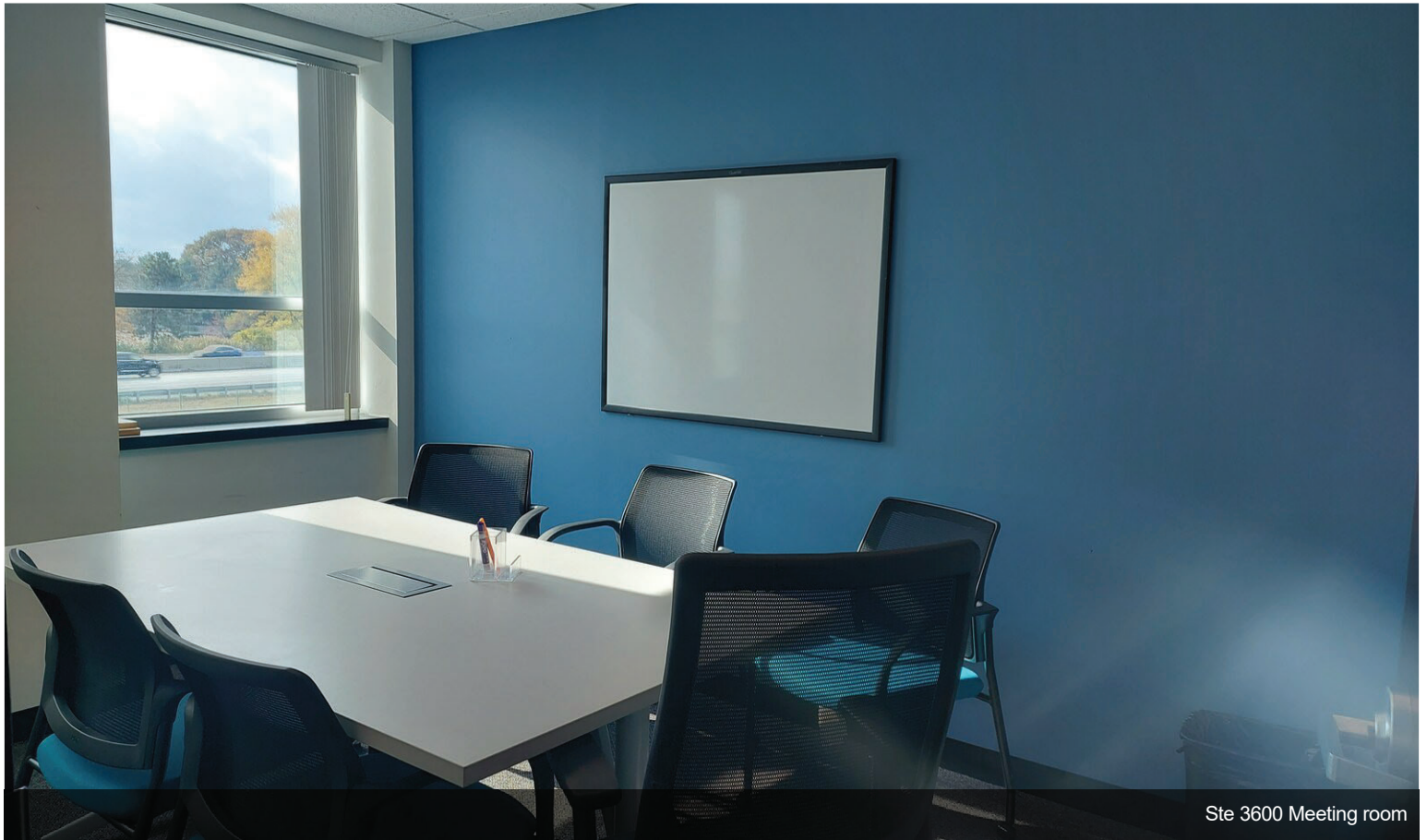
Suite 3600 Value Sublease/Assignment: Headquarters or Satellite Office / Showroom; Expansive continuous ribbon windows overlooking Rte. 128/I-95; On-site Free Garage with access to your floor & surface parking; Citra Cafe conveniently located in Building 300 lobby for delicious breakfast & lunch. On-site MBTA stop. Lease extension available with Owner.



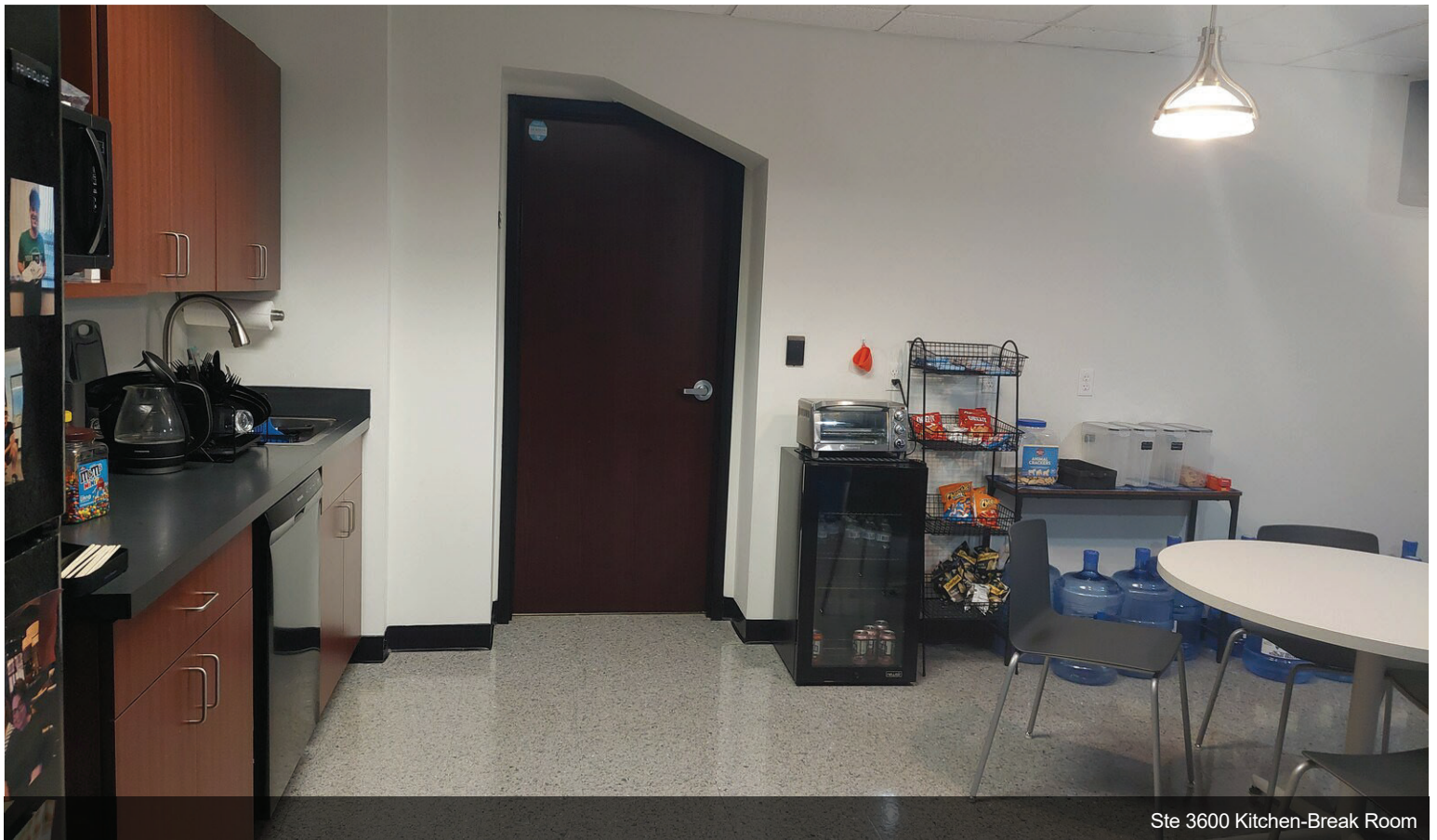
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# Property Photos

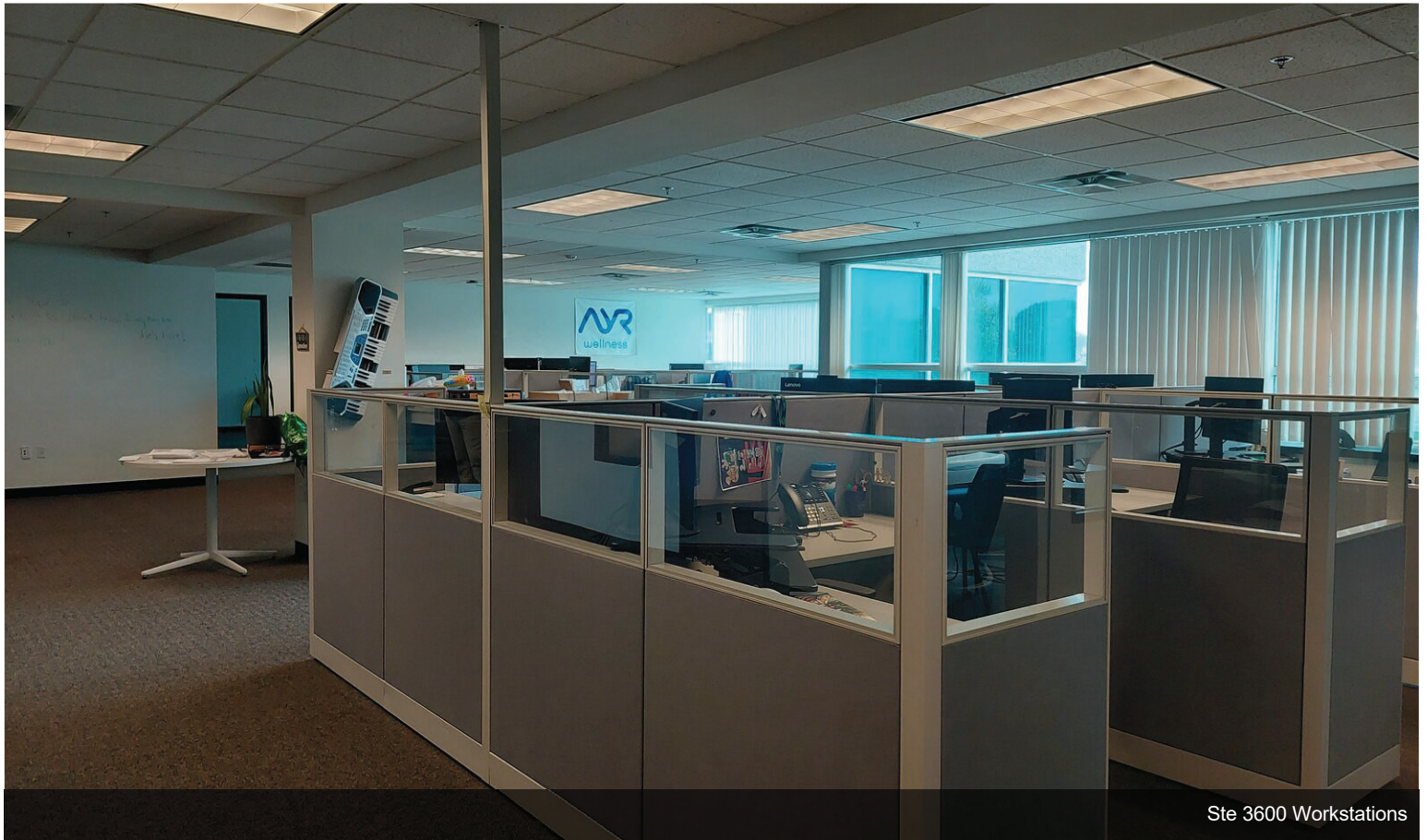


Ste 3600 Meeting room

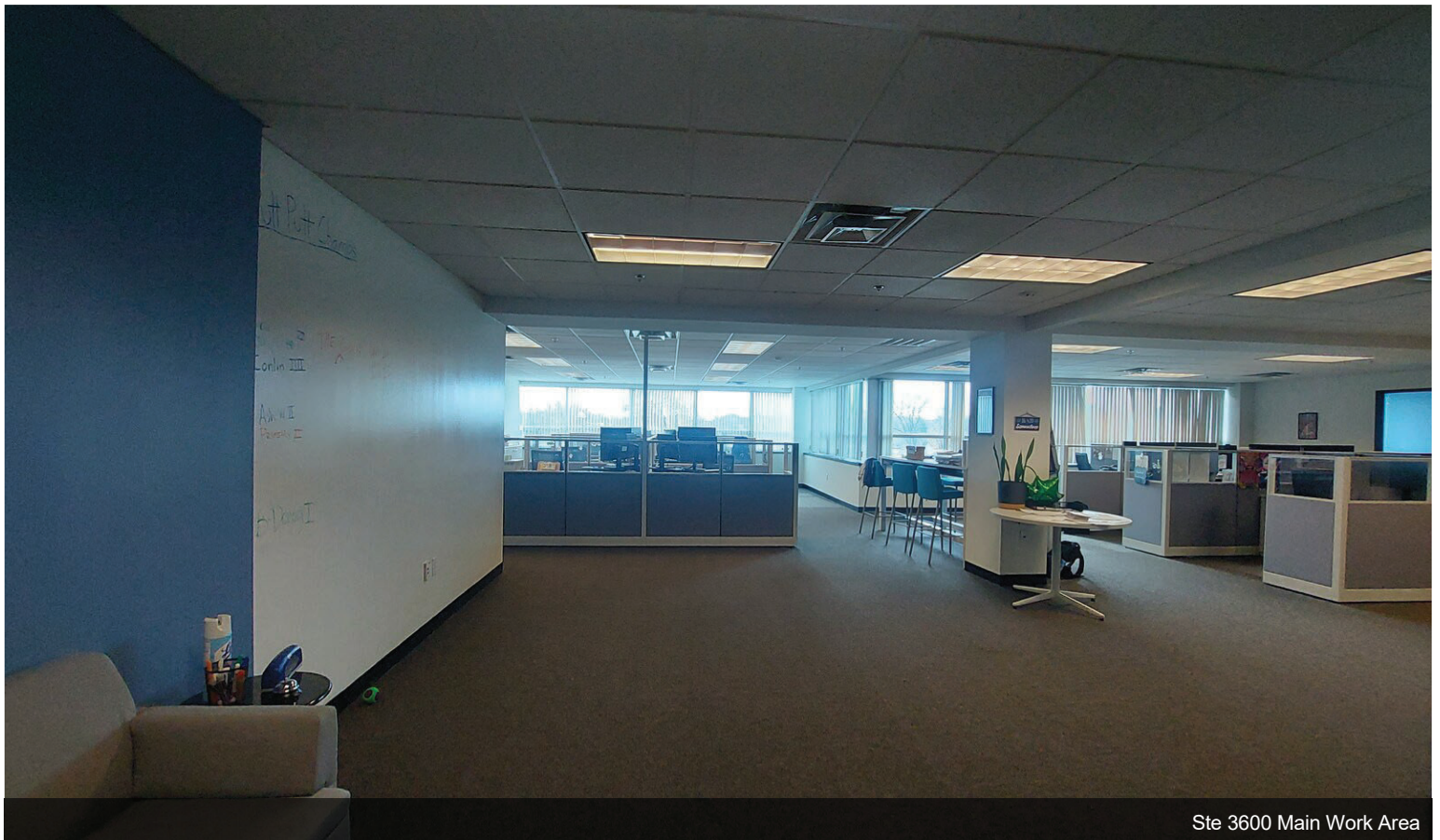


Ste 3600 Kitchen-Break Room

# Property Photos



Ste 3600 Workstations



Ste 3600 Main Work Area

# Property Photos

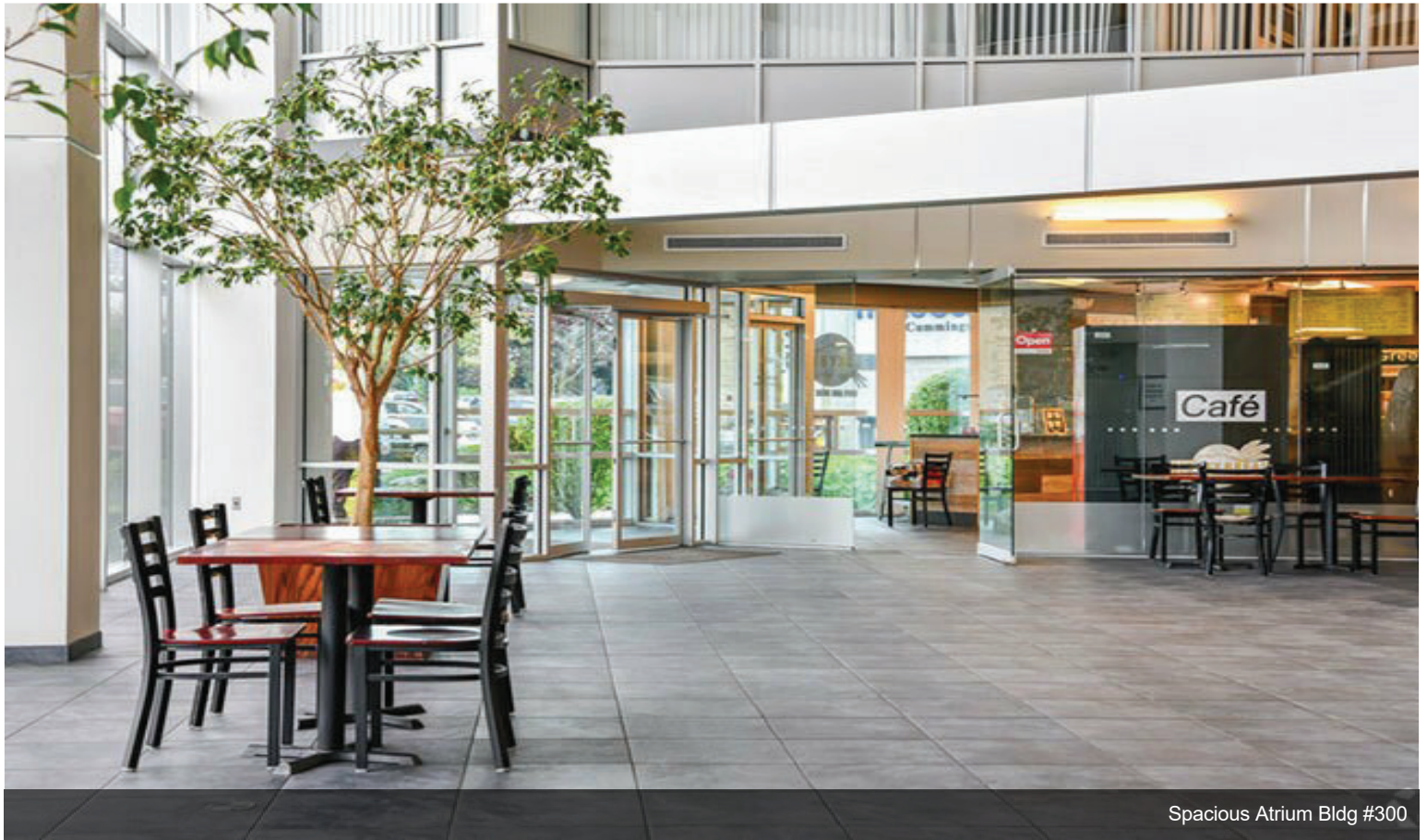


Conference room



Entrance Bldg #300

## Property Photos



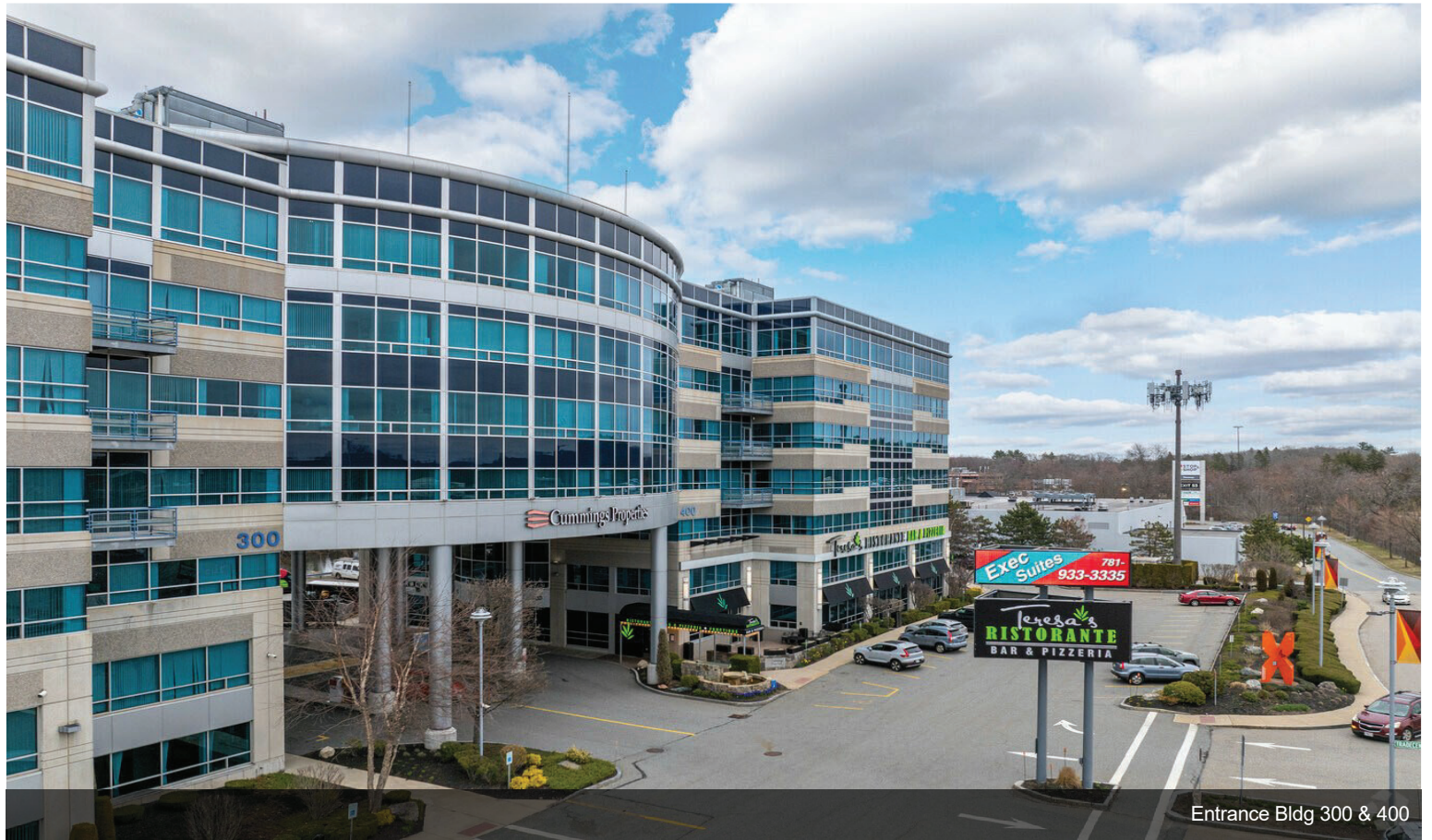
Spacious Atrium Bldg #300



300 TradeCenter Cummings website parkside photo



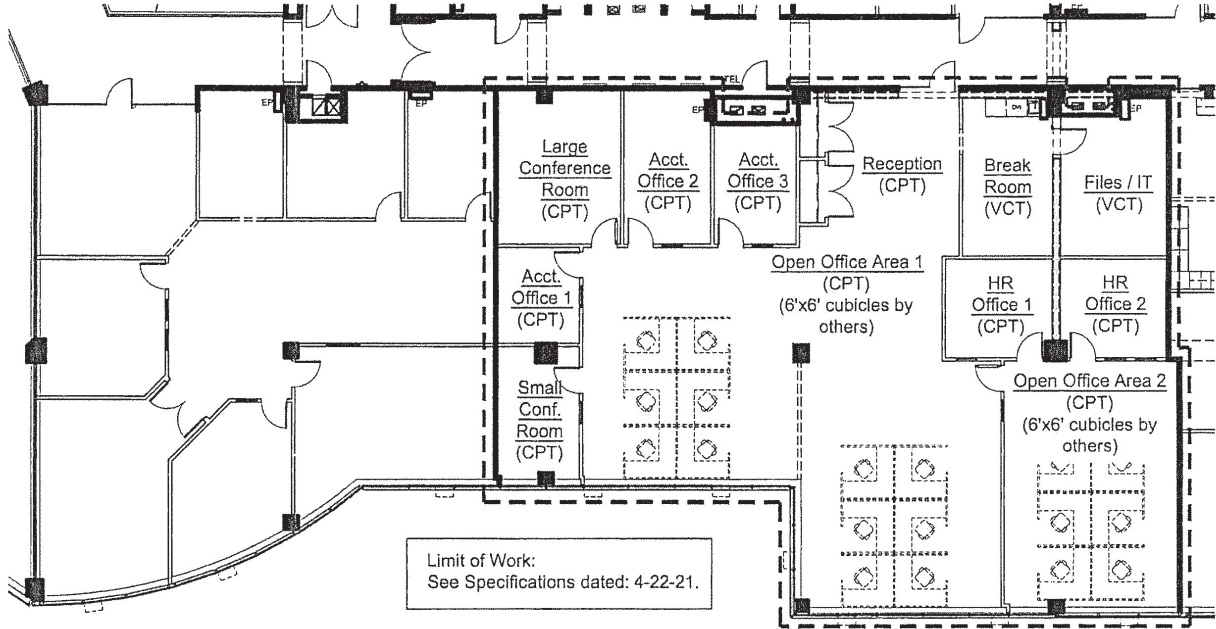
# Property Photos



Entrance Bldg 300 & 400



Pond area



Limit of Work:  
See Specifications dated: 4-22-21.

FINAL PLAN

(SIGNATURE)  
*[Signature]*  
(DATE)  
5/10/21

0 5' 10' 20' 40'

SCALE: 1/16" = 1'-0"

LEASE PLAN



Sira Naturals, Inc.

300 TradeCenter, Suite 3600, Woburn, MA

LSF: 5,215±

**General Notes:**

- All specialized construction and/or construction required by code for LESSEE's use is available at an additional expense to LESSEE. No representation is made as to the suitability of above plan/work for LESSEE's use and/or occupancy.
- Work and/or finishes not conforming to LESSOR's Construction Guidelines and Specifications shall be considered non-building standard. All finishes to remain as is unless otherwise noted.
- These drawings are not as-built drawings, all dimensions are approximate, and LESSOR makes no representation as to their accuracy. They are recorded on, or can be transmitted as, electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes: transmission, conversion, media degradation, software error, or human alteration. Accordingly, LESSOR shall not be held liable for any claims, losses, damages, or costs arising out of any such use of these drawings.

<b>Cummings Properties</b>	200 West Cummings Park, Woburn, MA	781-935-8000	L.O./A.M.: AHS	Dsg: HSP/LBT	Date: 04-05-21	Rev: 4-22-21	Chk: AMS
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