

**Lease
20,000 SF**

**10 FORBES ROAD
Woburn, Massachusetts**

20,000 Square Foot Free Standing Building



Potential Uses

- Office
- Educational
- Medical
- Retail

Attributes

- I-93 Visibility & Signage
- High Parking Ratio
- Flexible Floor Plan
- Near MBTA Bus Route

Lincoln Property Company is pleased to offer a rarely available free standing office property with visibility from I-93. Just off Washington Street and 1 mile from the I-95/I-93 interchange, this building is ideally suited for office, educational, medical or retail uses. Well located near Washington Street amenities and MBTA Bus Routes, 10 Forbes is an outstanding opportunity for a users to occupy a north suburban mini-campus.

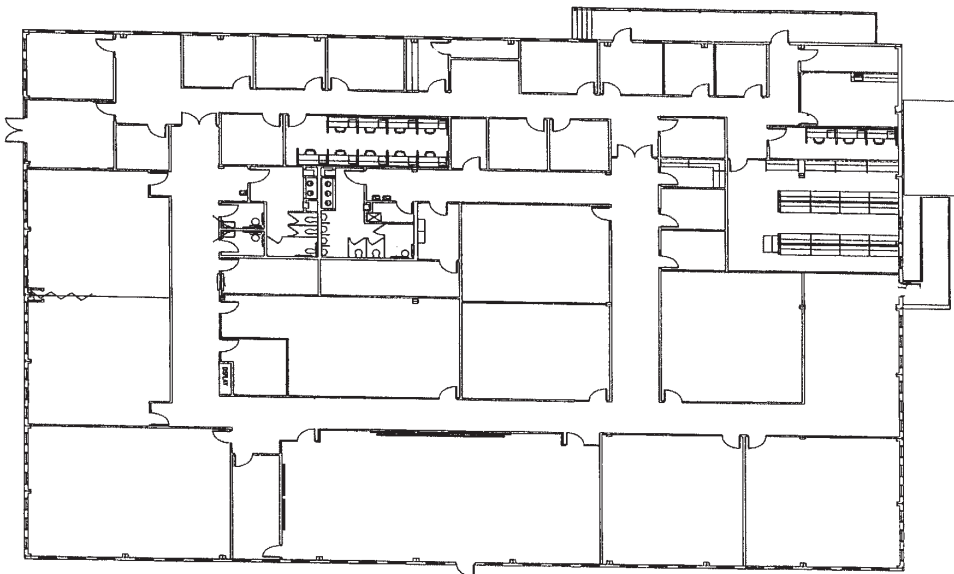
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**LINCOLN
PROPERTY
COMPANY**

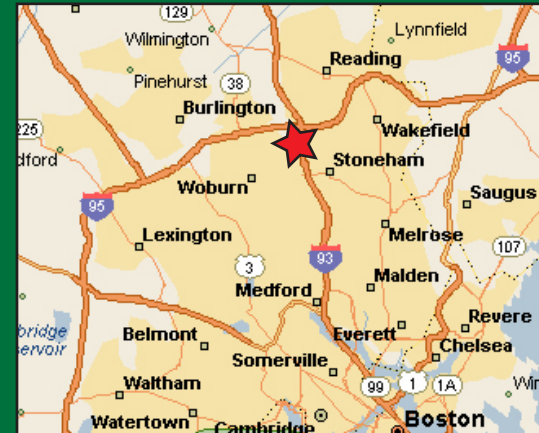
10 FORBES ROAD Woburn, Massachusetts

PROPERTY DESCRIPTION

Space Available:	20,000 SF
Site:	3.3 acres
Zoning:	O-P
Construction:	Steel frame on concrete slab
Full Renovation:	1999
Ceiling:	9' in office / 14' to deck
HVAC:	Gas fired heat & A/C Rooftop package units
Parking:	160 spaces (8/1000)
Power:	1200 amps, 3 phase
Utility Providers:	Electric: Nstar Gas: Keyspan Water & Sewer: City of Woburn
Rate:	Available upon request
Available:	Q3 2010



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.



For more information, please contact:

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