



**107**  
**AUDUBON**  
**ROAD**  
—  
WAKEFIELD  
MASSACHUSETTS





107  
AUDUBON  
ROAD

EPSILON

Communitas  
Empowering people. Enriching lives.

BROOK  
VENTURE  
PARTNERS

DIGITAL ANALYTICS  
ASSOCIATION

everly

THRIVE BIOSCIENCE

FOUR  
POINTS  
BY SHERATON

ST MARKET STREET  
LYNNFIELD

MARKET STREET  
APARTMENTS

wahlburgers

amazon

NIKE

california  
PIZZA KITCHEN

sweetgreen

ATHLETA

J.C. CREW

BANANA  
REPUBLIC

pure barre

DAVIO'S  
NORTHERN ITALIAN STEAKHOUSE

WILLIAMS-SONOMA

KINGS

OTTO  
PIZZA

STARBUCKS  
COFFEE

Panera  
BREAD

Yard House

LOFT

LEGAL C BAR

carhartt

WHOLE  
FOODS  
MARKET

95



½ MILE



7 MILES



3½ MILES



19 MILES  
LOGAN INT. AIRPORT



20+  
RESTAURANTS  
WITHIN ½ MILE



30+  
RETAILERS  
WITHIN ½ MILE



5 COFFEE SHOPS  
WITHIN ½ MILE



7 FITNESS  
CENTERS  
WITHIN ½ MILE

# BUILDING 2

## SPECIFICATIONS

**AVAILABLE SF:** First Floor: 2,570 SF  
Third Floor: 3,932 & 3,527 SF

**PROPERTY TYPE:** Office

**FLOORS:** Three (3) Stories

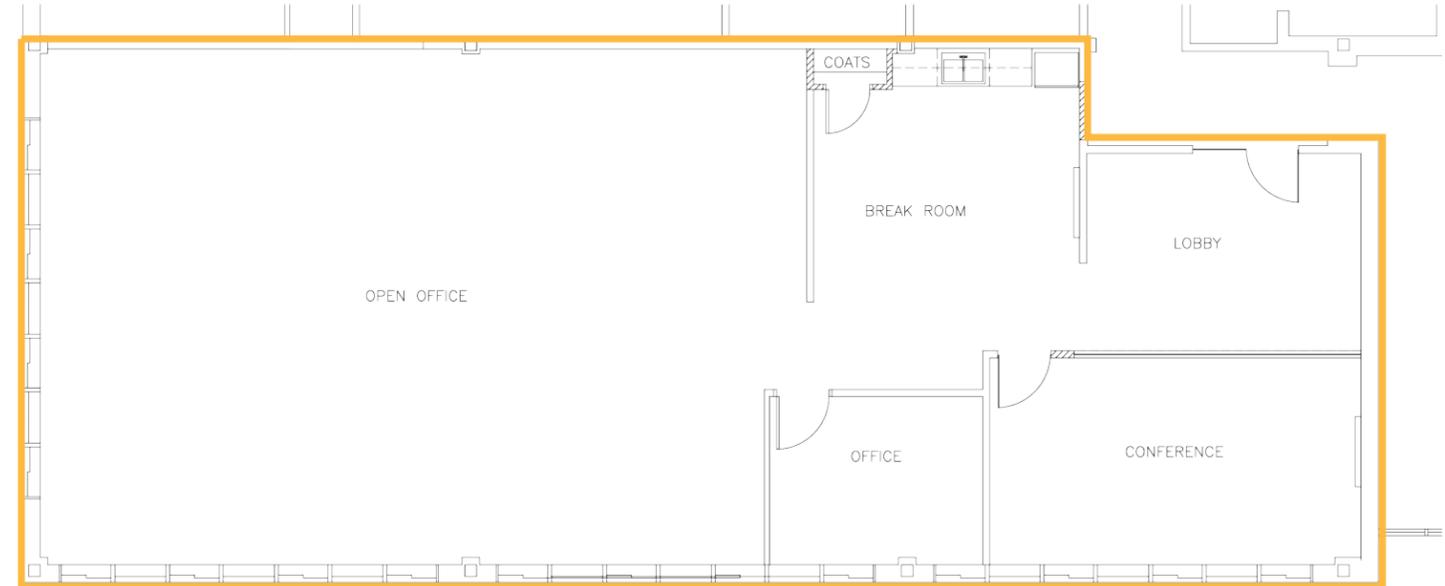
**BUILDING SIZE:** 41,400 SF

**PARKING:** 3.5 per 1,000 SF

**UTILITIES:** *Electric:* Wakefield Municipal  
*Water/Sewer:* Town of Wakefield

**PARK AREA AMENITIES:** On-site Management  
MBTA Bus Line Access  
Sheraton 4 Points  
Market Street Commons  
Whole Foods  
King Rail Golf Club

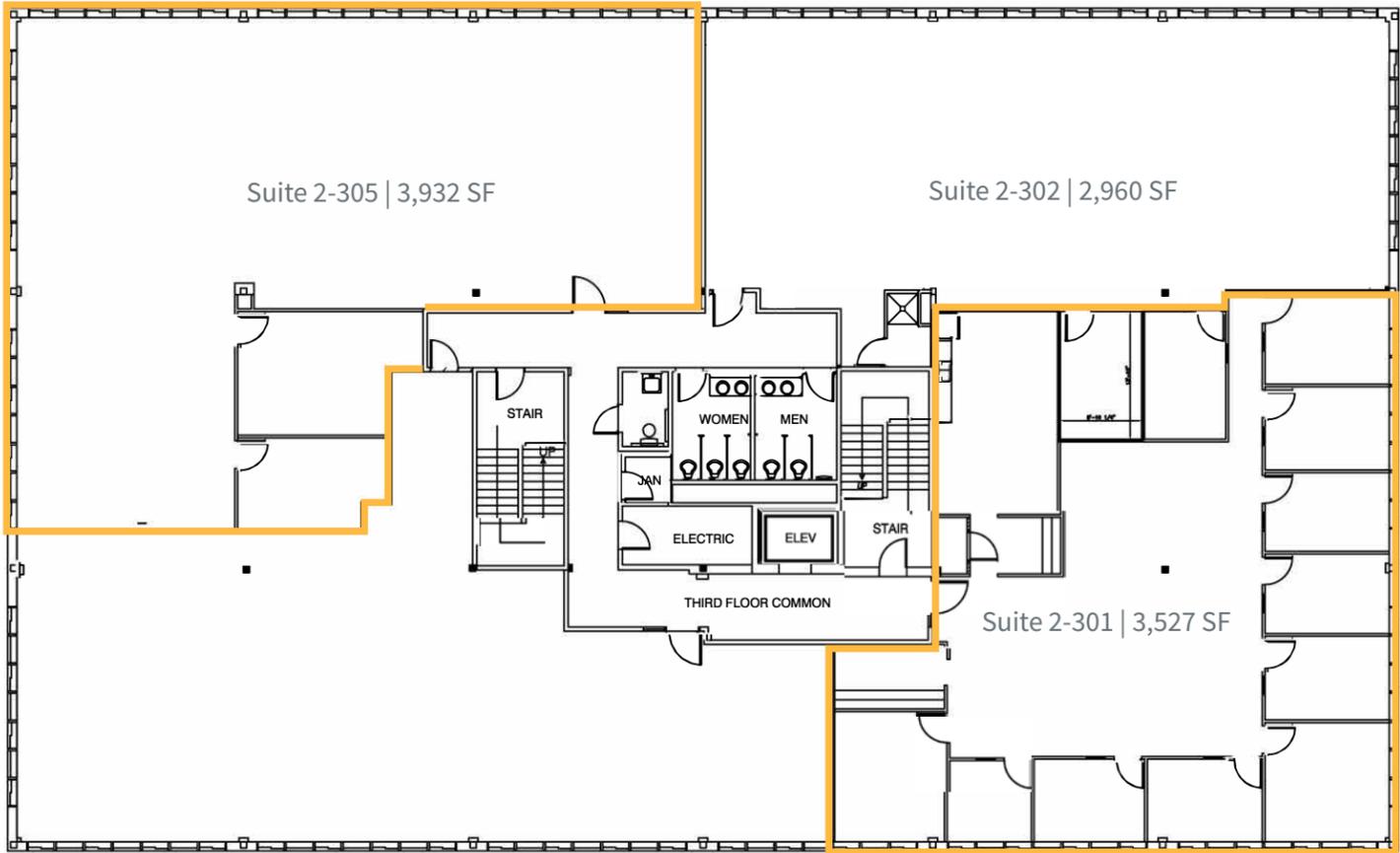
## FIRST FLOOR | 2,570 SF



# BUILDING 2



## THIRD FLOOR | 3,932 & 3,527 SF





# 107 AUDUBON ROAD

WAKEFIELD  
MASSACHUSETTS

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