

**FOR  
LEASE**

# 1 ROUNDER WAY BURLINGTON, MA



## 15,000 S.F. TOTAL OFFICE SPACE AVAILABLE FOR LEASE

**COMPRISED OF 10,000 SF AND  
5,000 SF OFFICE**

The Stubblebine Company is pleased to offer for lease 1 Rounder Way, Burlington, MA to the marketplace:

- Directly on Rt 128/I-95, Burlington
- Numerous amenities nearby
- Private Kitchenette
- Full A.C.
- Ample parking



**EXCLUSIVE LISTING AGENT**  
THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



## PROPERTY SPECIFICATIONS

<b>TOTAL SIZE</b>	39,361 SF
<b>AVAILABLE</b>	Space 1: 10,000 SF Space 2: 5,000 SF
<b>ACRES</b>	3.5 acres
<b>YEAR BUILT</b>	1970
<b>CONSTRUCTION</b>	Masonry
<b>HVAC</b>	Full AC and heat
<b>AIR CONDITIONING</b>	100%
<b>ZONING</b>	IG: General Industrial
<b>PARKING</b>	7/1,000 SF
<b>SPRINKLER</b>	Wet system
<b>LEASE RATE</b>	Market
<b>KITCHENETTE</b>	Available in space 1 and space 2
<b>FURNISHINGS</b>	Space 1 available fully furnished
<b>SIGNAGE</b>	Possible signage on Route 128/I-95N



EXCLUSIVE LISTING AGENT

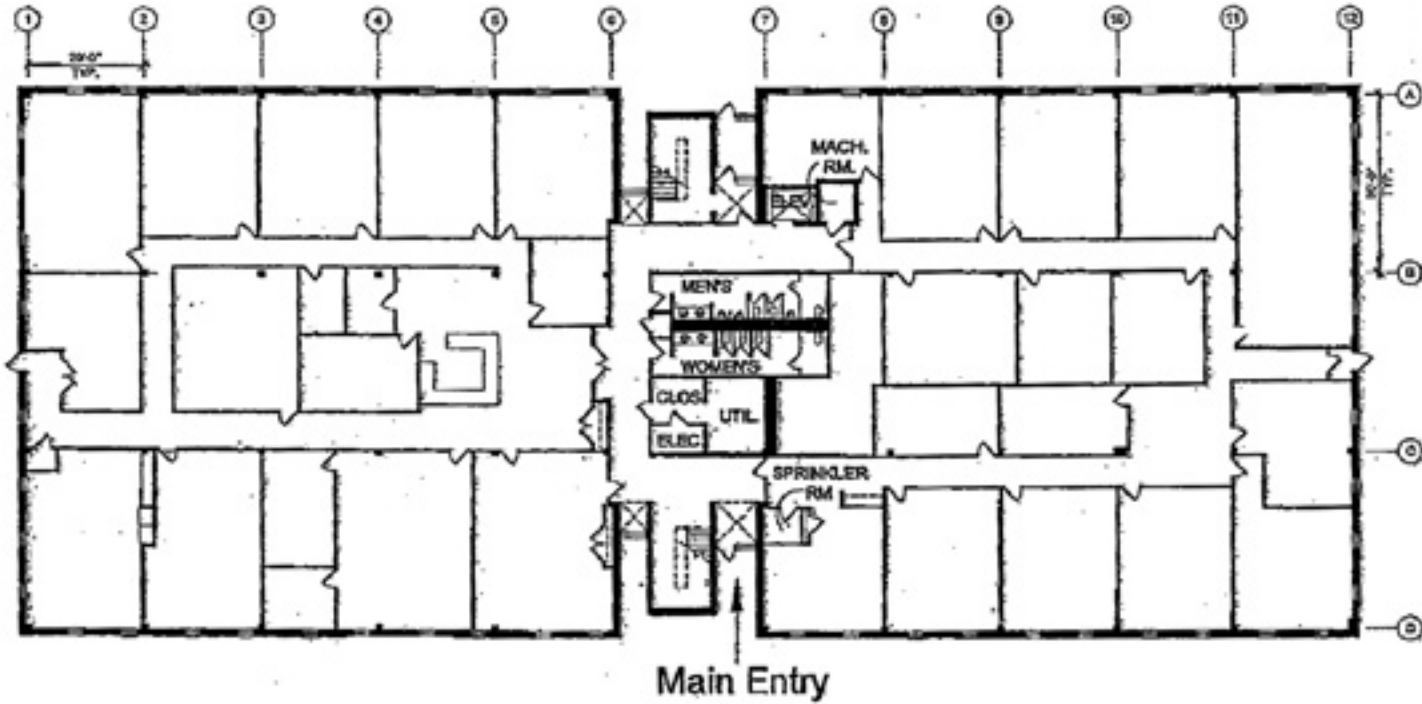
THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



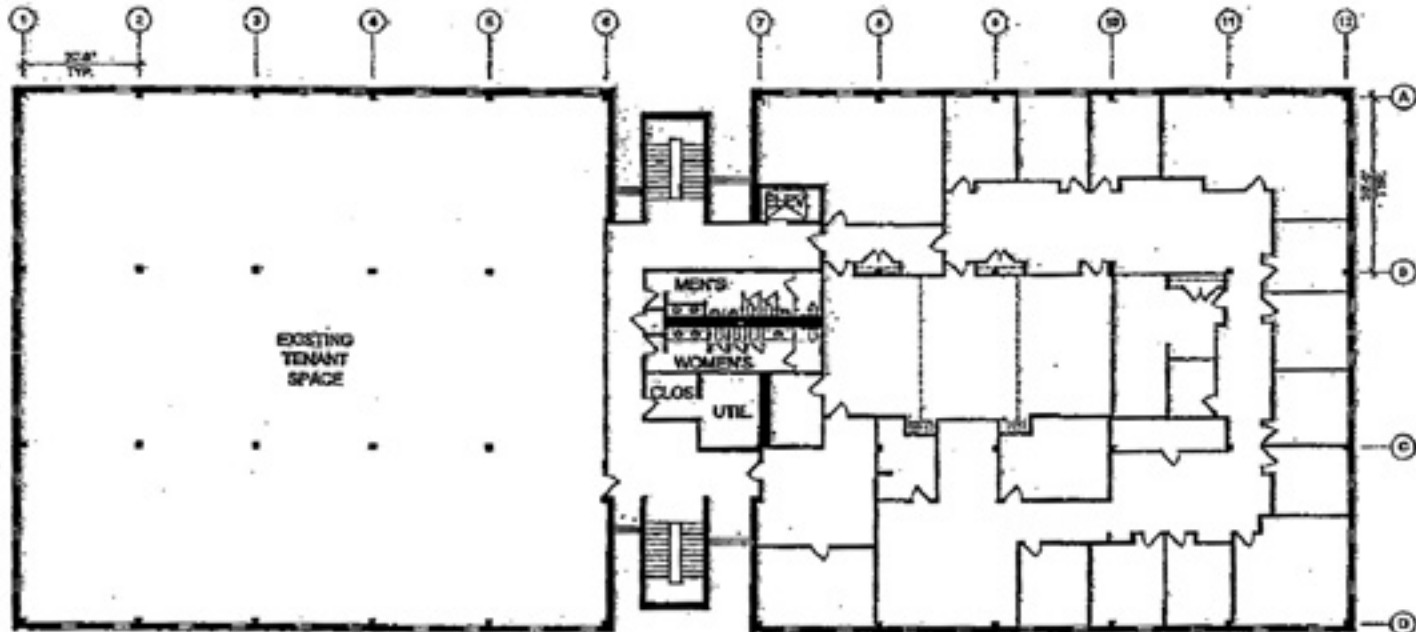
PHOTOS



FLOOR PLAN



First Floor - Existing



Second Floor - Existing



## MARKET OVERVIEW



### BURLINGTON OVERVIEW

Burlington was once a part of neighboring Woburn, but was incorporated as its own town in 1799. Burlington has a great central location, you can reach Boston, NH and Maine in less than an hour via I-95 and Route 3. Over the past few years, Burlington has seen rapid growth in the number of corporations and amenities, offering an abundance of resources to its residents and those who work and visit.

Burlington is home to an outstanding school system, library system and many recreational opportunities. Burlington offers a small town feel with a bustling city nearby. With its central location, there are numerous recreational, sports and vacation opportunities available. With all the growth, resources and opportunities available, Burlington is definitely the place to be.



### BURLINGTON ECONOMY

- Burlington has an unemployment rate of 2.8%. The US average is 3.9%.
- Burlington has seen the job market increase by 4.1% over the last year. Future job growth over the next ten years is predicted to be 41.3%, which is higher than the US average of 33.5%.



### BURLINGTON DEMOGRAPHICS



**POPULATION: 426,103**



**MEDIAN INCOME: \$99,254**



**MEDIAN AGE: 42.2**



**MEDIAN HOME VALUE: \$465,900**

CORPORATE NEIGHBORS



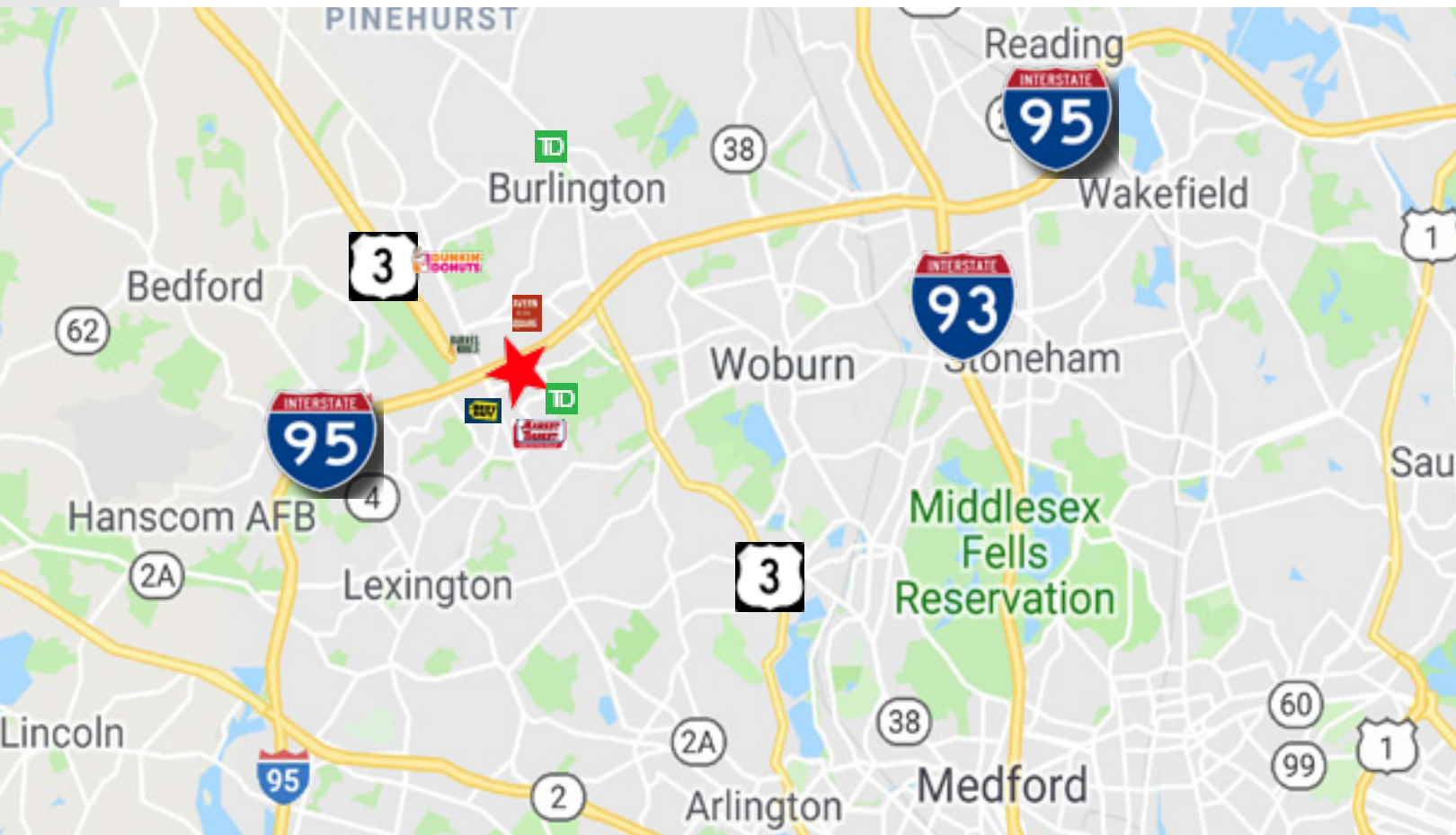
LOCAL AREA AMENITIES





# 1 ROUNDER WAY BURLINGTON, MA

## LOCATION



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL

## CONTACT

**AARON M. RACETTE** 774-279-5184

**JAMES STUBBLEBINE** 617-592-3388

**AARON SMITH** 978-654-0432

**SCOTT CORDNER** 617-817-4164

Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.

## Distance To

3

1  
miles

95

1  
miles

93

5.5  
miles