



# ***Audubon Road, Wakefield***

***An ideal mix of lab and office space***

## **Audubon Road**

With ample free parking and close proximity to I-95, Route 1, and Market Street, Audubon Road is an excellent option for research firms seeking easy highway access and affordable first-class facilities. This well-located building offers an ideal mix of laboratory and office space, including two main labs, an animal suite, private offices with windows, and a large open area for cubicles.



- ***10 miles north of Boston***
- ***Close proximity to I-95 (128) and Route 1***
- ***1 mile to Market Street, Lynnfield***
- ***Amenities are easily accessible, including many restaurants, hotels (Sheraton Colonial Hotel), a fitness facility, and retail shopping locations***



**Audubon Road, Wakefield**



50-60  
Audubon Rd.

30-40  
Audubon Rd.

Audubon Rd.

Market Street  
Lynnfield



Sheraton  
Colonial Hotel

Salem St.

Exit 42

Audubon Road, Wakefield



**Cummings Properties operates its own 342-person year-round staff including all maintenance and construction trades. It also employs full-time locally based leasing managers, architects, engineers, in-house attorneys, etc., to better serve you.**



**Audubon Road, Wakefield**



# Service! Service! Service!



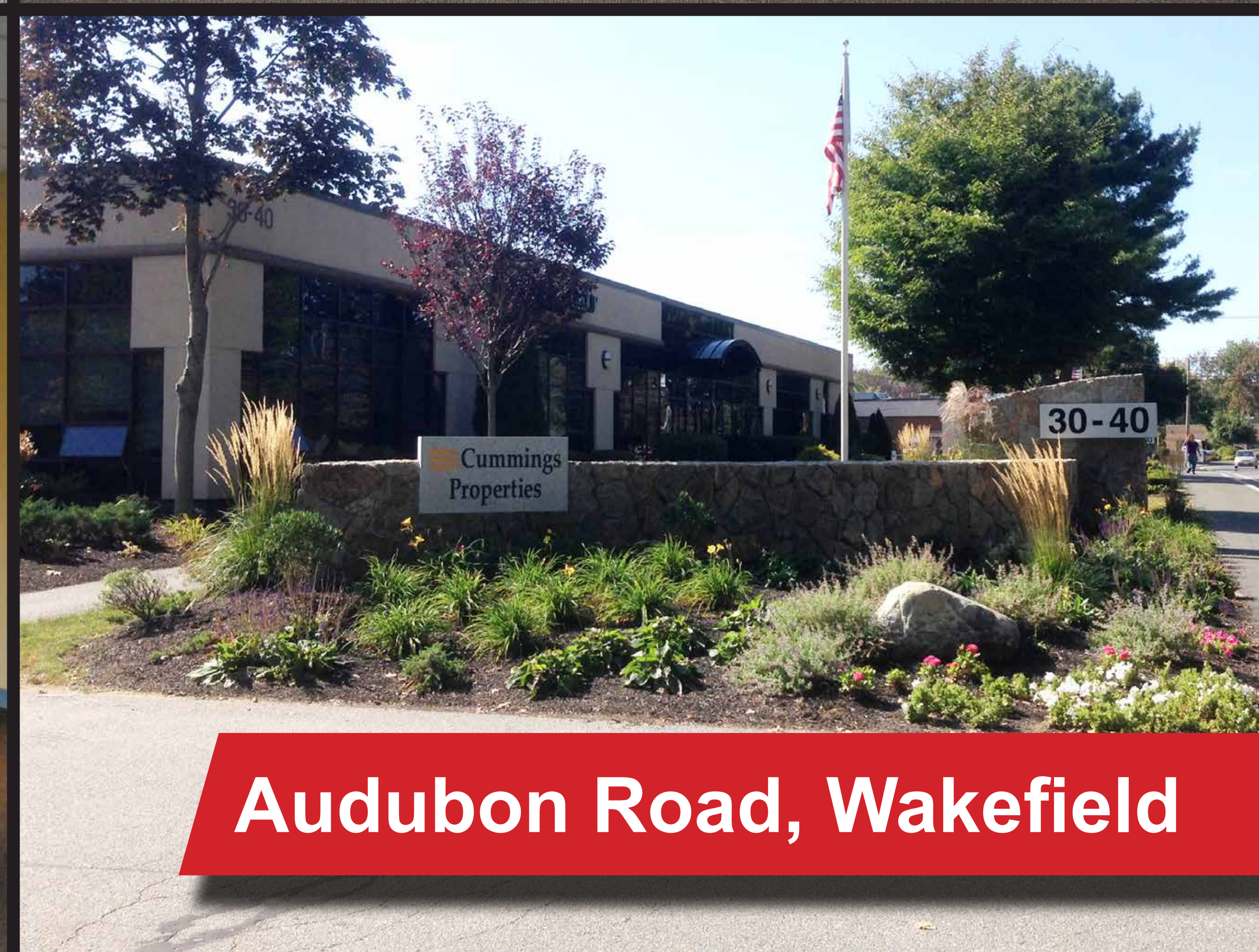
## Because you deserve it!





**Audubon Road, Wakefield**





**Audubon Road, Wakefield**



# Nearby Amenities



Audubon Road, Wakefield





**Nearby Amenities**





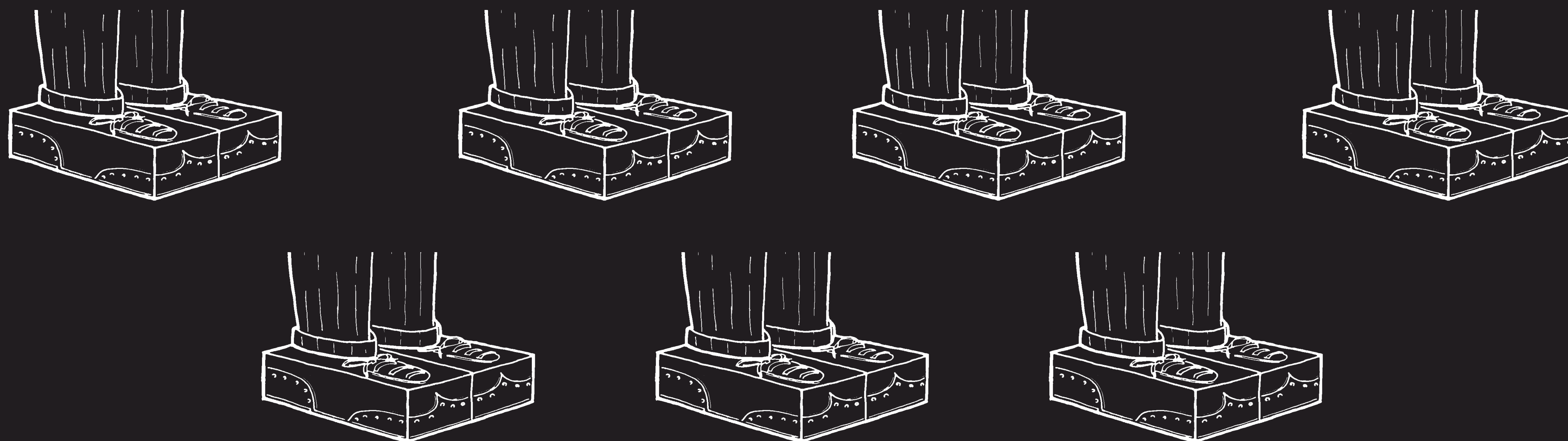
**Nearby Amenities**





**Nearby Amenities**





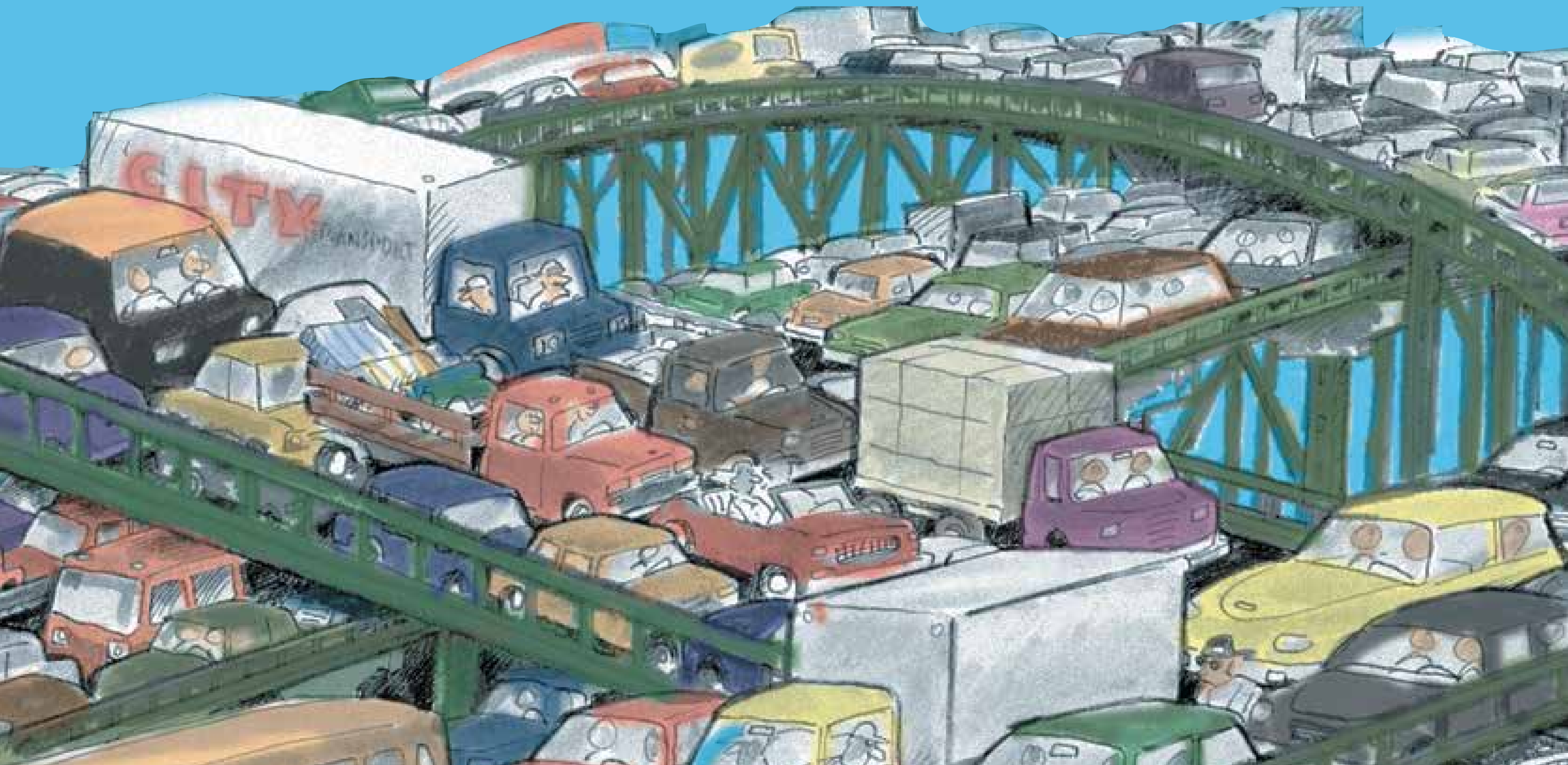
# **We've got all the square feet you need!**

**Cummings Properties currently operates more than 10 million square feet of its own commercial space in 10 metropolitan Boston communities.**



# Why keep commuting?

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# Cummings Buildings

## *Power* Charities

More than *\$375 million* awarded to date  
to Greater Boston-based nonprofits alone.





# Cummings Buildings

## *Power* Charities

*100% of profits go to nonprofits*

