

Space Available

1,240 and 2,269 S.F. Office

Medical Center at Choate

23 Warren Avenue, Woburn

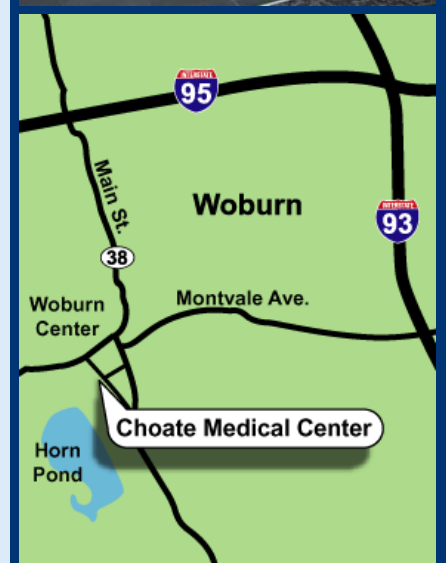


Prime space for professional health care services

- This newly-renovated complex is conveniently located on the site of the former Choate Hospital, directly outside Woburn Center and minutes from Routes I-95/128 and I-93.
- Choate Medical Center is collocated with and completely owned and operated by non-profit New Horizons at Choate, an upscale 126-resident independent & assisted living retirement community that offers a unique built-in potential client base.
 - MBTA bus service.
 - Ample, free, on-site parking.
 - Burlington Mall, Woburn Mall, and Crossroads Shopping Center are minutes way.
 - Abundant hotels, restaurants, shopping areas, conservation lands, and professional services located in the immediate and surrounding areas.
 - \$16.95 per square foot, inclusive of New Horizons' full service lease package including building insurance, complete structural, mechanical and common area maintenance, landscaping, snow removal, etc.

Current medical center area clients include:

- DaVita Dialysis Center
- Woburn Medical Associates
- Hearthstone Alzheimer Care
- Woburn Nephrology Associates
- First Steps Early Learning Center
- Winchester Hospital Collection Station
- Winchester Hospital Orthopaedics Plus
- Bournewood-Caulfield Counseling Center
- Woburn Dental Associates (across the street)



Contact Jed Geyerhahn at 781-932-8000 or nhc@cummings.com