

**BALDWIN
MEDICAL
CENTER**

A BETTER HEALTHCARE ENVIRONMENT

7 & 12 ALFRED STREET



CLASS A MEDICAL SUITES AVAILABLE
WOBURN, MA



CLEAN CLINICAL DESIGN

Baldwin Medical Center, or 7 & 12 Alfred Street, is a two building 112,000 square-foot medical office park in Woburn, MA. The two buildings recently underwent extensive upgrades including new infrastructure, substantial site work including the addition of a covered patient drop off and enhanced signage to improve visibility as a premier medical park in the suburban Boston market.

Baldwin Medical Center is being marketed solely to medical practices with the plan to create a diverse provider ecosystem that allows patients to receive much of their medical care within the two-building project, making it a truly unique medical office experience.

The properties surrounding demographics consist of a highly-insured population. This advantage positions Baldwin Medical Center as a premier location for both the growth and profitability of your medical practice.

PROPERTY HIGHLIGHTS



Affluent, highly-insured surrounding patient population



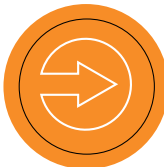
Diverse medical practice tenant base for referrals and patient convenience



Recent renovations (2020) include covered drop-off area, monument signage, automatic sliding glass entry doors



Excellent access to major routes including I-95, I-93 and Route 3



Direct access to Lahey and Winchester Hospital



CENTRALLY LOCATED FOR PROVIDERS & PATIENTS

SURROUNDING TOWNS

- 5 MINUTES

to Burlington
- 8 MINUTES

to Stoneham
- 8 MINUTES

to Reading
- 10 MINUTES

to Wakefield
- 11 MINUTES

to Wilmington
- 18 MINUTES

to Downtown Boston

ACCESS - DRIVE TIMES

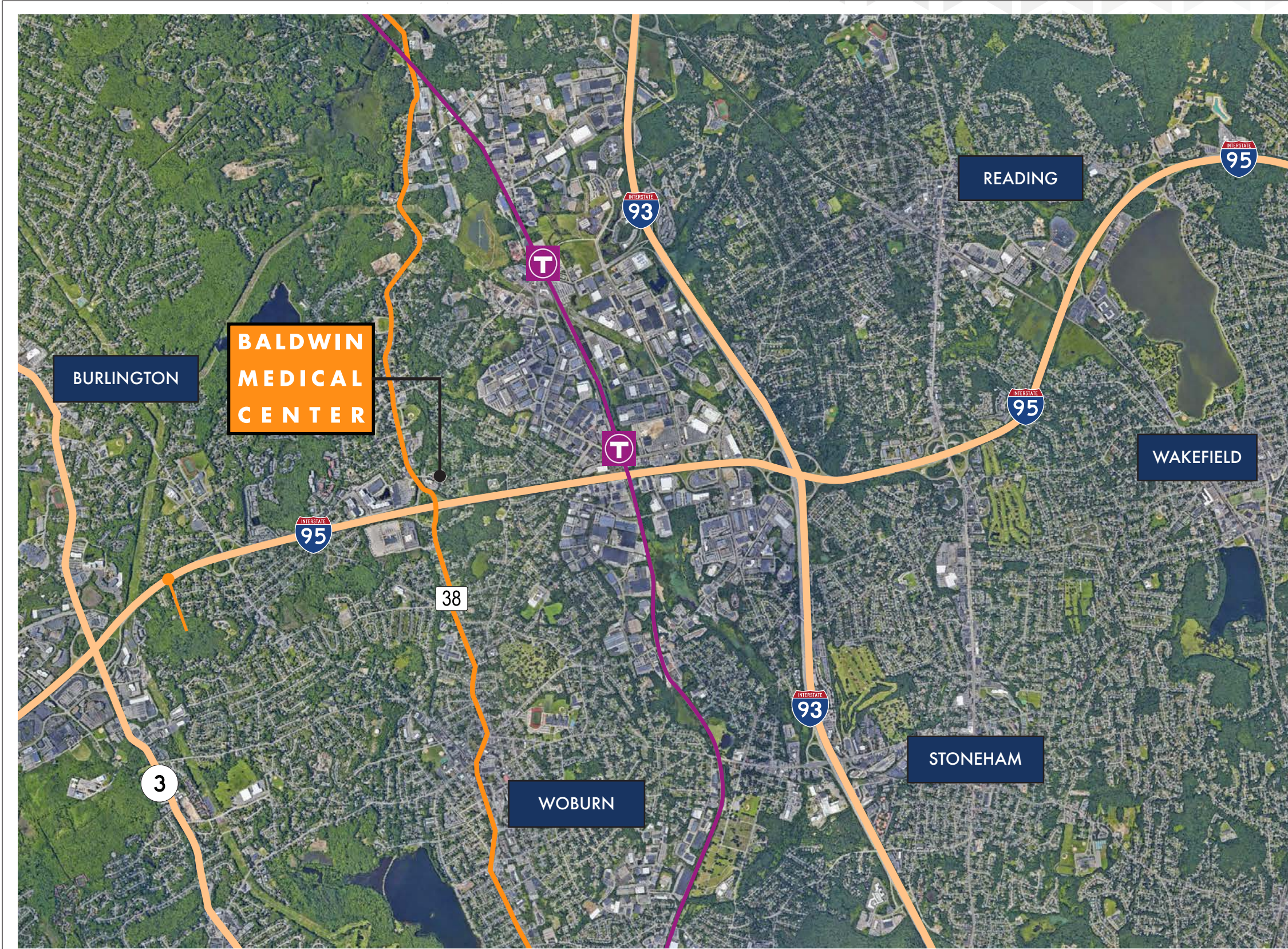
- 2 MINUTES

to Route 128 & Route 38
- 5 MINUTES

to Interstate 93
- <10 MINUTES

from Anderson MBTA station
- 8 MINUTES

Burlington Mall



The map illustrates the 5-mile radius around Baldwin Medical Center, which is highlighted in an orange box. A dashed line marks the 5-mile boundary. Three hospitals are identified within this radius:

- BALDWIN MEDICAL CENTER** (Orange box)
- LAHEY HOSPITAL** (2.8 miles, Black box)
- WINCHESTER HOSPITAL** (3.0 miles, Black box)

Other locations shown include Billerica, Wilmington, Reading, Wakefield, Stoneham, Woburn, Lexington, and Melrose. Major highways like I-93, I-95, and I-495 are also depicted.

Winchester Hospital – 3.0 Miles

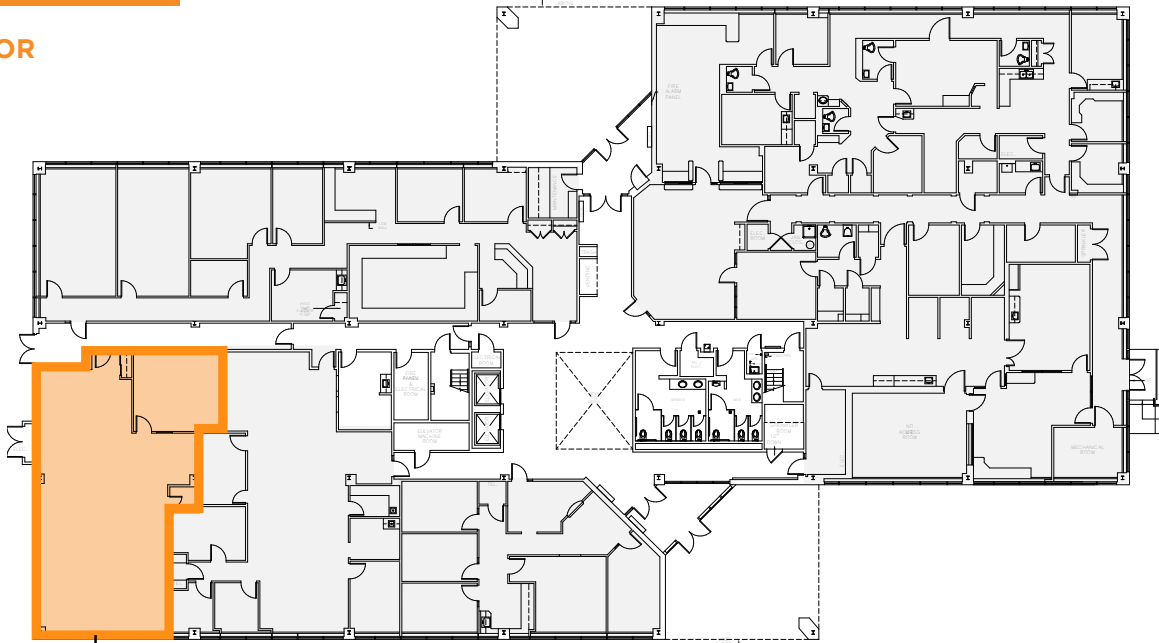
DEMOGRAPHICS - 5 MILE RADIUS

Population	203,229
Population (5 Yr Est.)	210,210
Population Growth Rate	0.68% per year
Median Age	43.9
Number of Households	76,873
Household Income	\$113,269
Median Household Income	\$113,269
Per Capita Income	\$58,334
Average annual spend on Health Care	\$9,008

FLEXIBLE SUITES FOR A VARIETY OF USERS

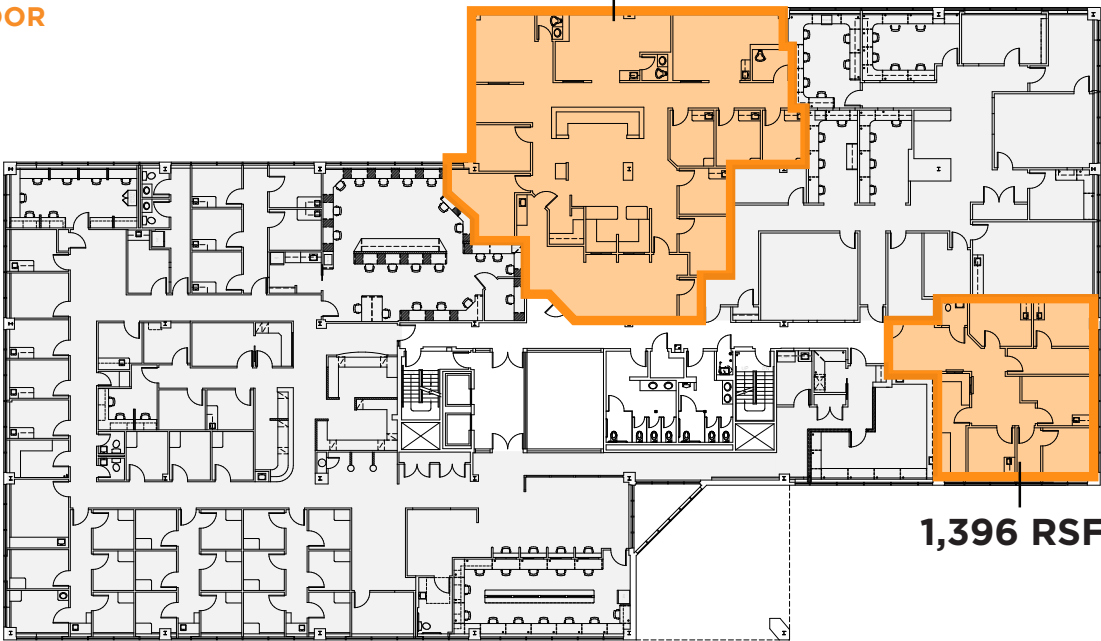
7 ALFRED

FIRST FLOOR



1,975 RSF

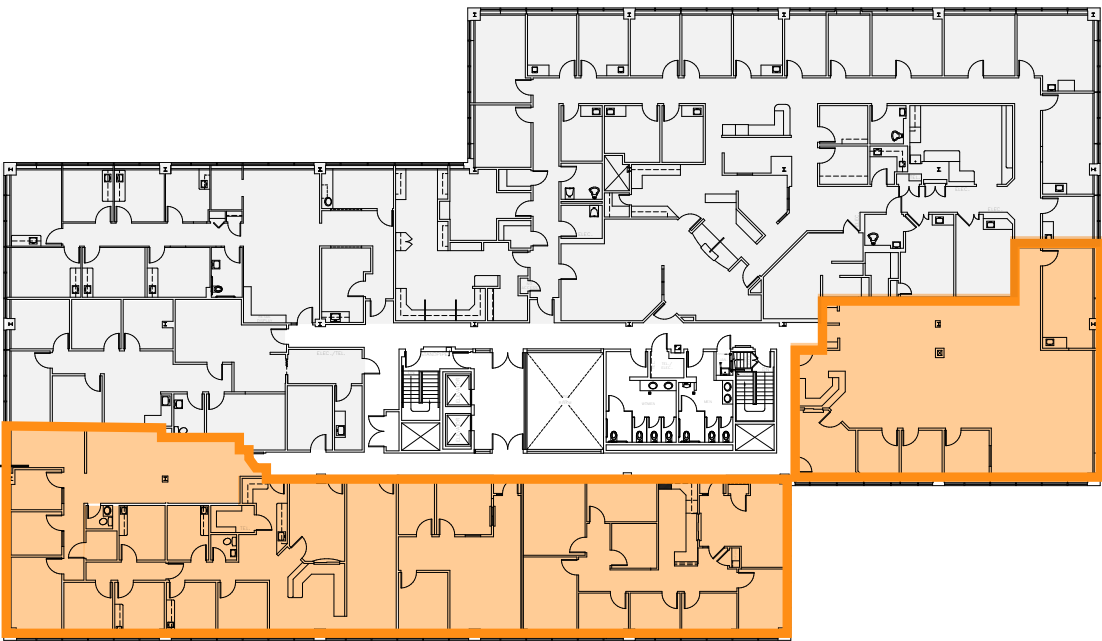
SECOND FLOOR



3,813 RSF

1,396 RSF

THIRD FLOOR



8,866 RSF

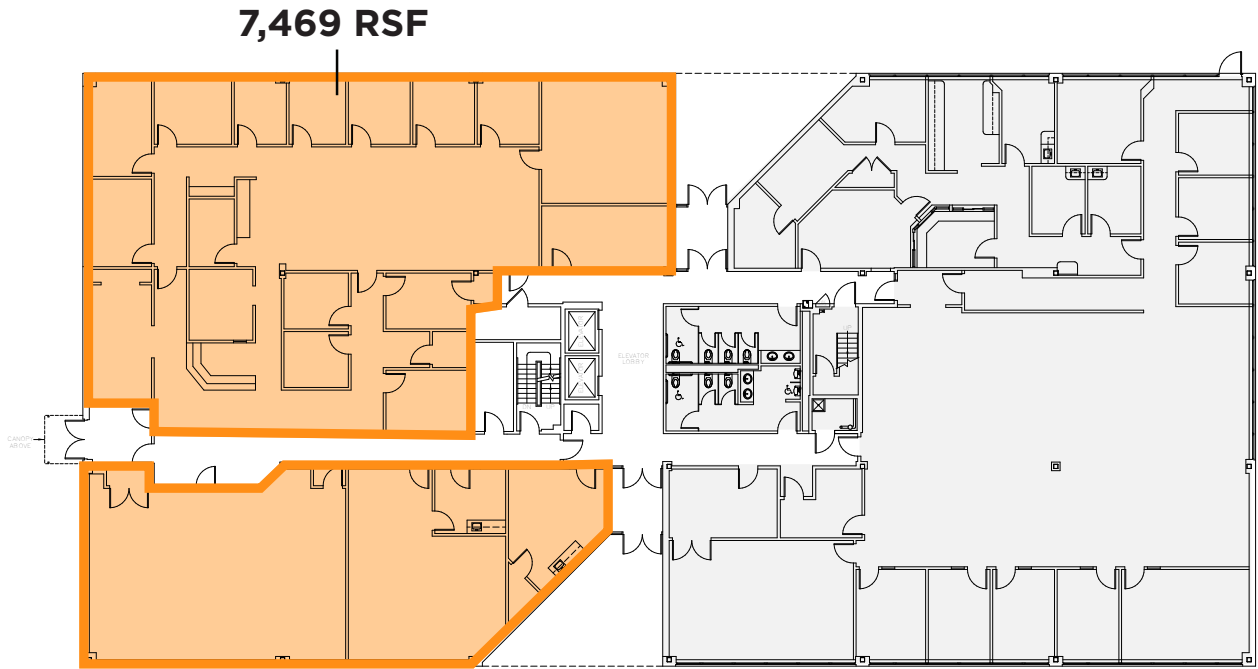
*SUBDIVISIBLE TO 2,631 RSF



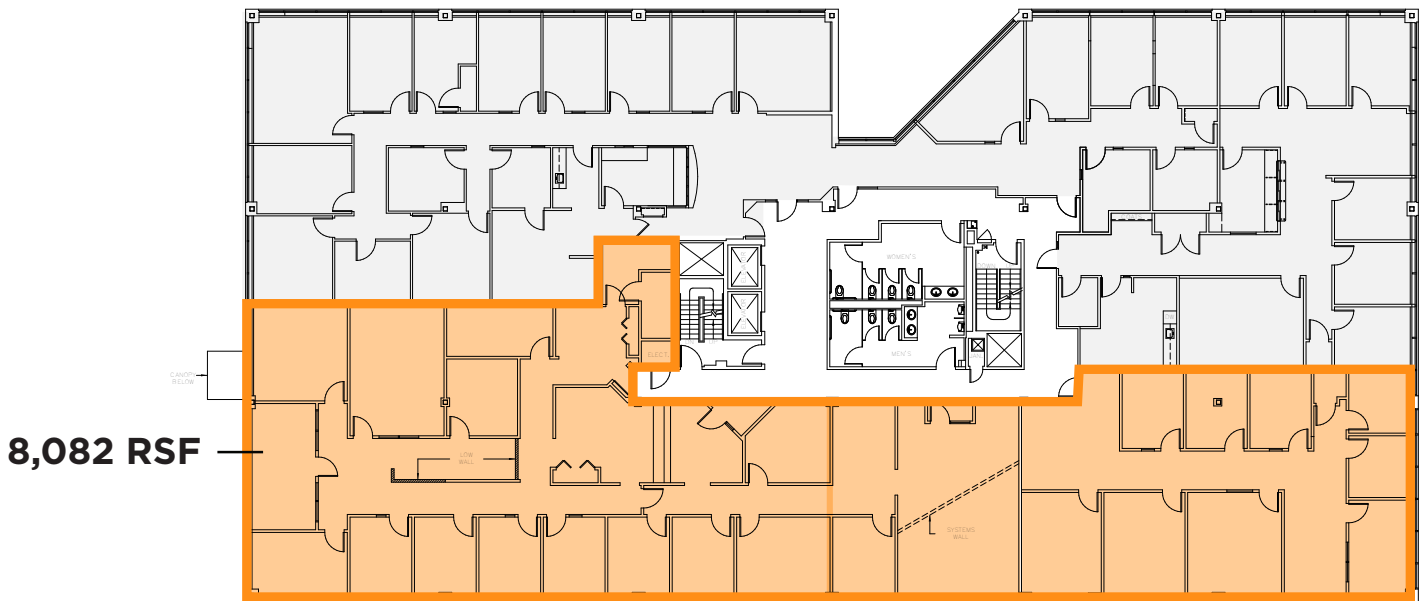
FLEXIBLE SUITES FOR A VARIETY OF USERS

12 ALFRED

FIRST FLOOR



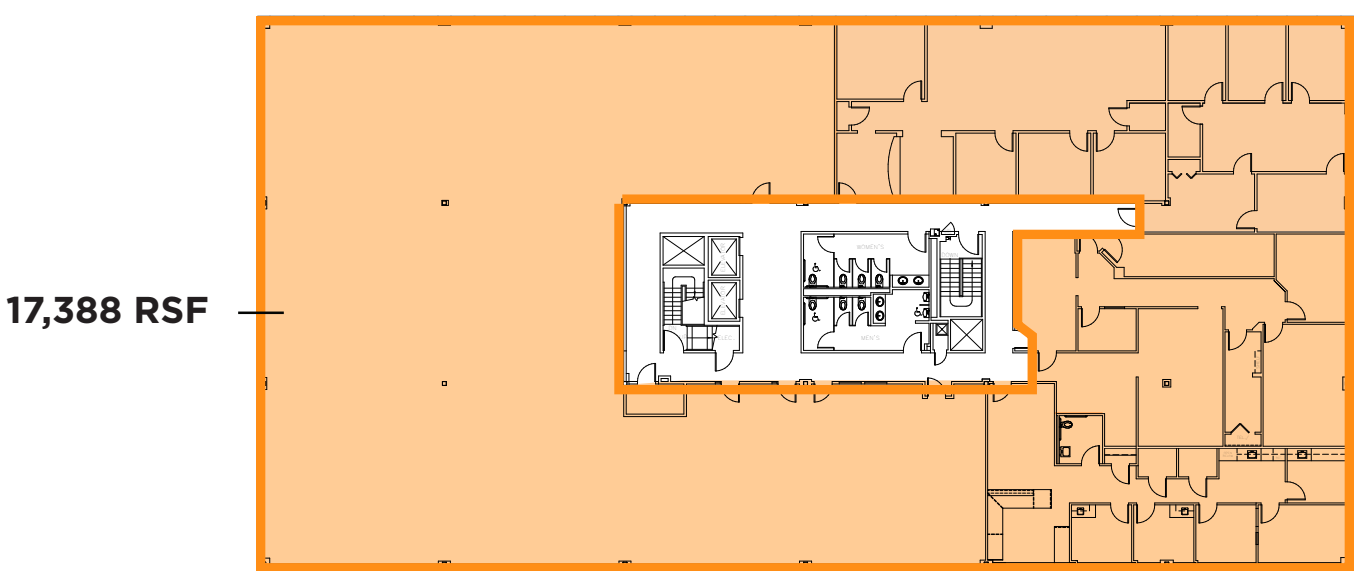
SECOND FLOOR



*INCLUDES 2,563 SF AVAILABLE AUGUST 1, 2022



THIRD FLOOR



*INCLUDES 1,680 SF THAT LL WOULD RELOCATE



FOR MORE INFORMATION, PLEASE CONTACT THE LEASING TEAM:

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