



UNICORN PARK

SUBURBAN WORKPLACE AT ITS BEST





Uncompromising style and sophistication

Unicorn Park in Woburn has been the standard for modern office functionality in Boston's inner suburban landscape for more than a decade. With more than 500,000 square feet of stylish and efficient office space, abundant parking, immediate access to I-93 and Route 128/95 and a wealth of in-park and surrounding amenities, Unicorn Park is the suburban address of choice for many of Greater Boston's top tier companies.

Outstanding park amenities

- Recently completed multi-million dollar renovation program
- Three on-site dining facilities
- Outdoor patio seating
- 4,000 SF health and fitness center at 300U and smaller fitness room in 500U
- Auto detailing service
- ATM
- 210-room Courtyard by Marriott Hotel with on-site dining and drinking
- Excellent signage and branding opportunities with I-93 visibility
- Professional on-site Owner/Management
- Covered/under building parking
- Achieved GOLD level WiredScore for outstanding internet connectivity and redundancy



UNICORN PARK

UNPARALLELED NEIGHBORING AMENITIES

- Unicorn Golf Course and Stoneham Links Golf Course
- Numerous retail centers, restaurants, dry cleaners and banks on Montvale Avenue, Washington Street and in nearby Stoneham center
- Courtyard Marriott with 210-room hotel and conference center

PRIME LOCATION

- Located directly off I-93's Montvale Avenue Exit 36
- 1 minute from I-95/Route 128
- 9 minutes from Route 3
- 10 minutes from Cambridge
- 12 minutes from downtown Boston
- 20 minutes from Logan International
- 22 minutes from the New Hampshire border
- 25 minutes from the Massachusetts Turnpike

LOCAL AMENITIES



CORPORATE NEIGHBORS IN WOBURN



COURTYARD MARRIOTT

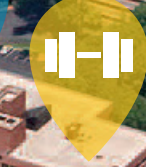


KASPERSKY

Monotype Imaging



Hallmark Health Medical Associates



percussion

UNICORN GOLF AND COUNTRY CLUB



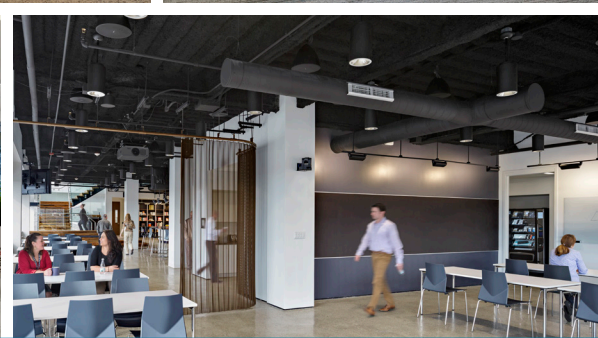
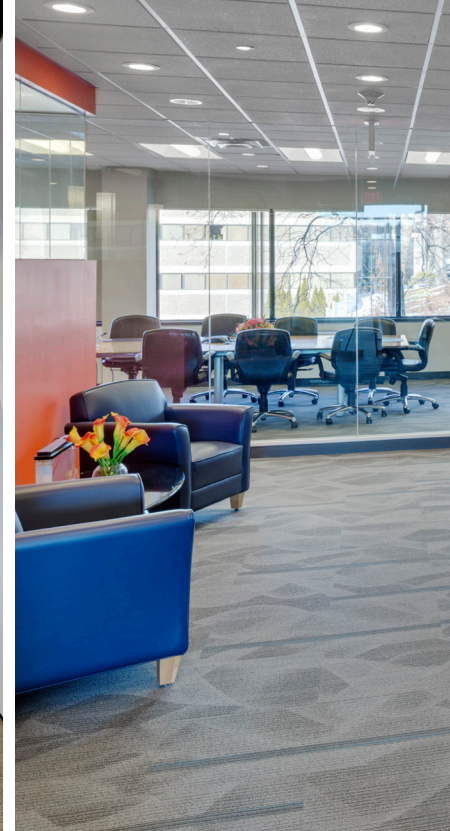
UNICORN PARK DRIVE



EXIT 36

MONTVALE AVENUE





ADAPTABLE TO FLEXIBLE FLOOR PLATES, COLLABORATIVE AND OPEN OFFICE DESIGN.





A 24/7 approach to smart, hands-on management

How do we approach our managed properties? We provide outstanding service to our tenants and look to make strategic improvements to our properties that will provide additional amenities, better services and ultimately improve the experience of living or working at one of our properties. We recognize that ours is a relationship business and we aim to cultivate strong relationships with tenants, local communities and all stakeholders in each of our projects. We often utilize the diverse talents of our development and construction team to assist in managing our properties.

National Development (www.natdev.com) ranks as one of the region's most active real estate development firms over the last decade. Founded in 1983, the Newton MA-based company provides fully integrated development, acquisition, construction and asset management services. With over 28 million square feet in completed projects and 9 million square feet currently under management, National Development's extensive operating platform encompasses office, retail, industrial, multi-family, senior housing and hotels.

www.natdev.com

 [@nationaldevelop](https://twitter.com/nationaldevelop)

 [National Development](https://www.linkedin.com/company/national-development)

LEASING CONTACTS

Matt Adams
617.863.8563
matt.adams@ngkf.com

Torin Taylor
617.863.8587
ttaylor@ngkf.com

Rory Walsh
617.863.8584
rory.walsh@ngkf.com

Rich Ruggiero
617.863.8550
rruggiero@ngkf.com



**Newmark Grubb
Knight Frank**