

**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**

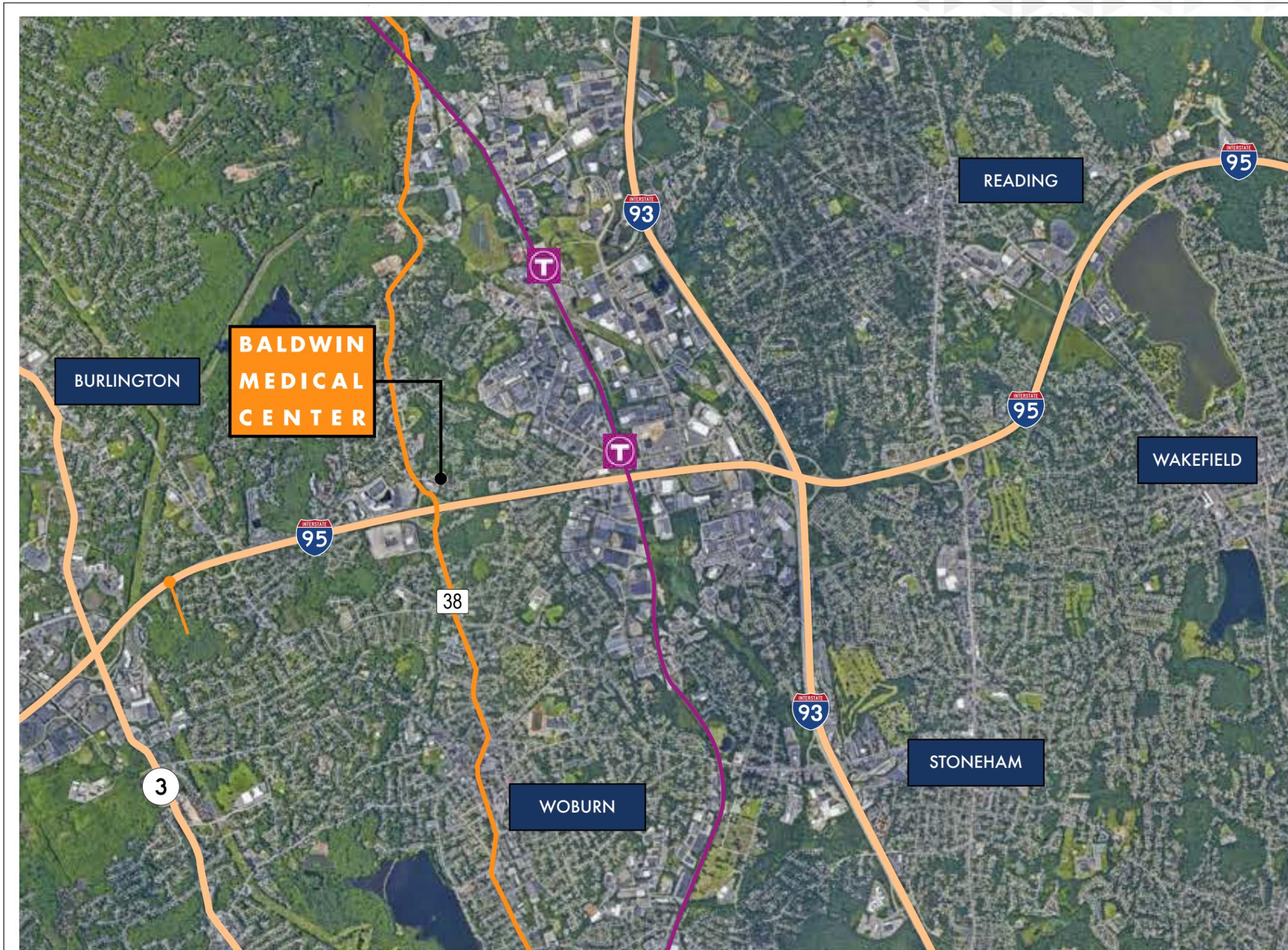
to Interstate 93

**<10 MINUTES**

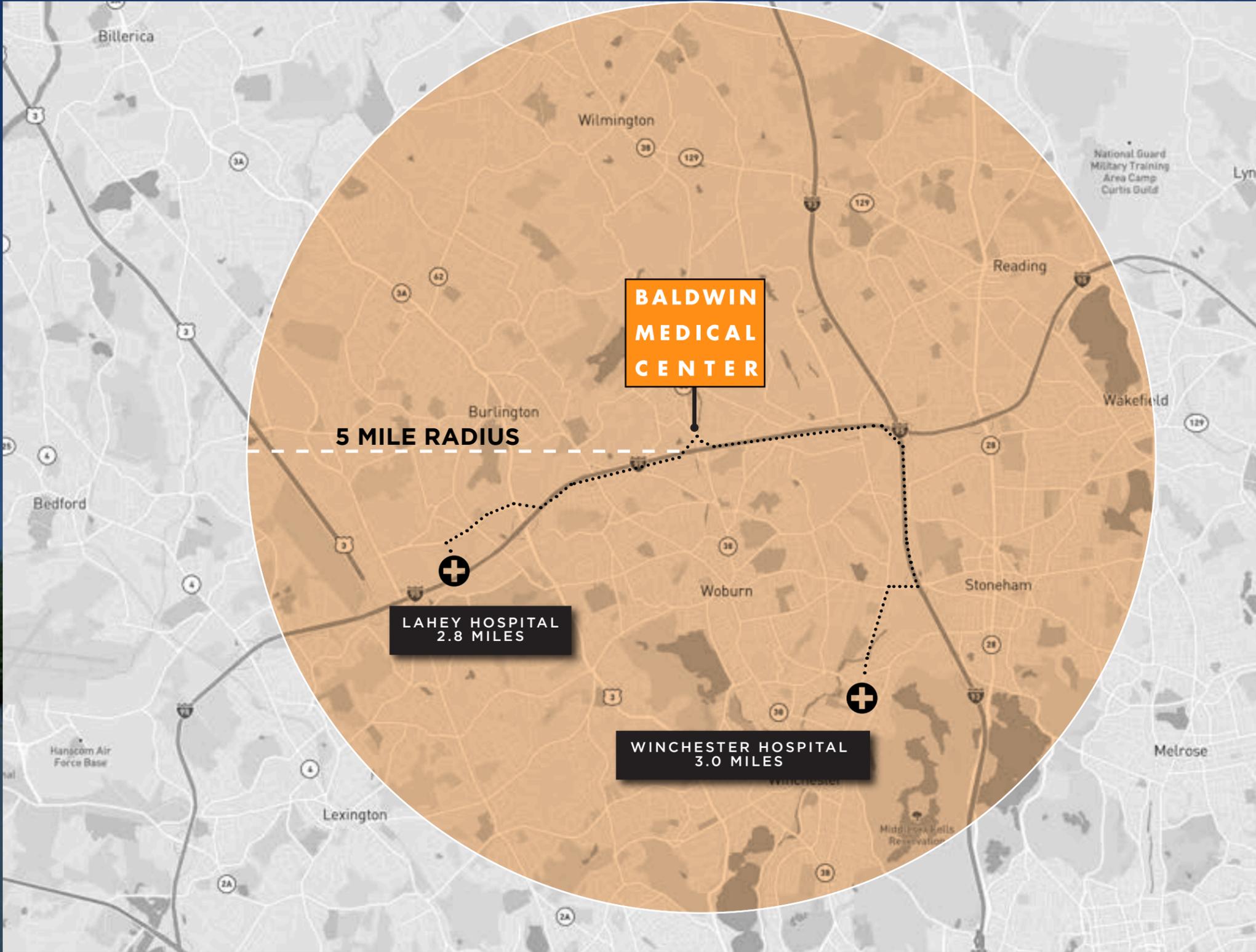
from Anderson MBTA station

**8 MINUTES**

Burlington Mall



# DEMOGRAPHICS FOR A STRONG PATIENT BASE



## PAYOR MIX

Winchester Hospital - 3.0 Miles

PAYOR	NET PATIENT REVENUE	% OF TOTAL
Private / Self-Pay / Other	\$ 192,135,378	75 %
Medicare	\$ 53,589,877	21 %
Medicaid	\$ 11,750,363	5 %

Lahey Hospital & Medical Center - 2.8 Miles

PAYOR	NET PATIENT REVENUE	% OF TOTAL
Private / Self-Pay / Other	\$ 965,496,508	63 %
Medicare	\$ 299,213,879	31 %
Medicaid	\$ 60,474,932	6 %

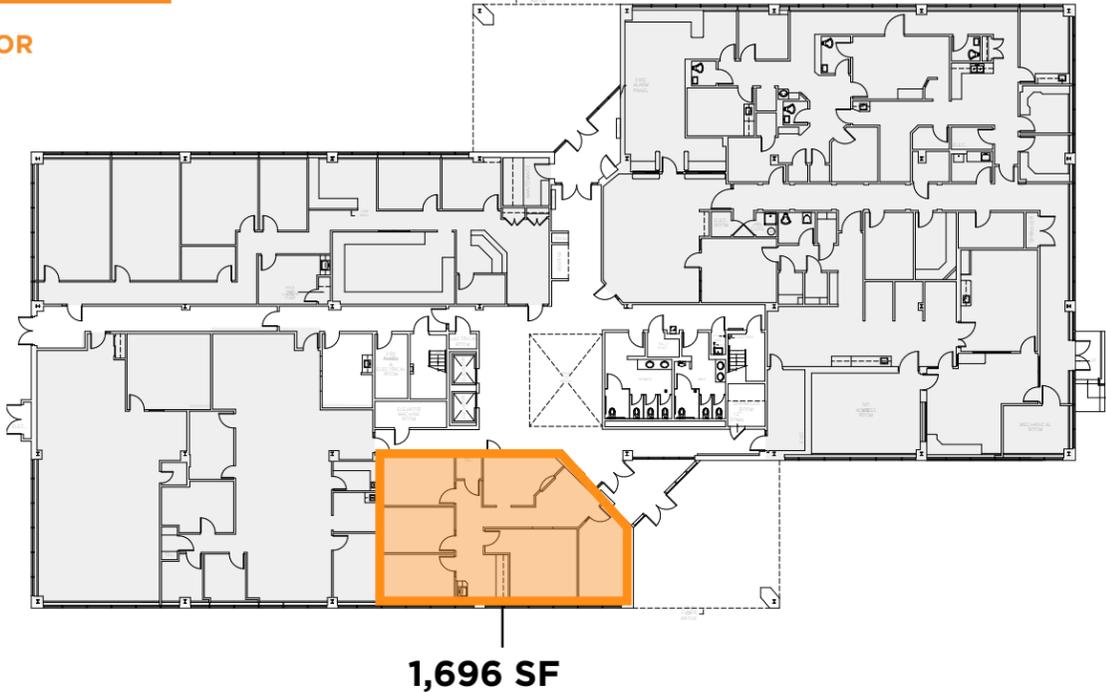
## DEMOGRAPHICS - 5 MILE RADIUS

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

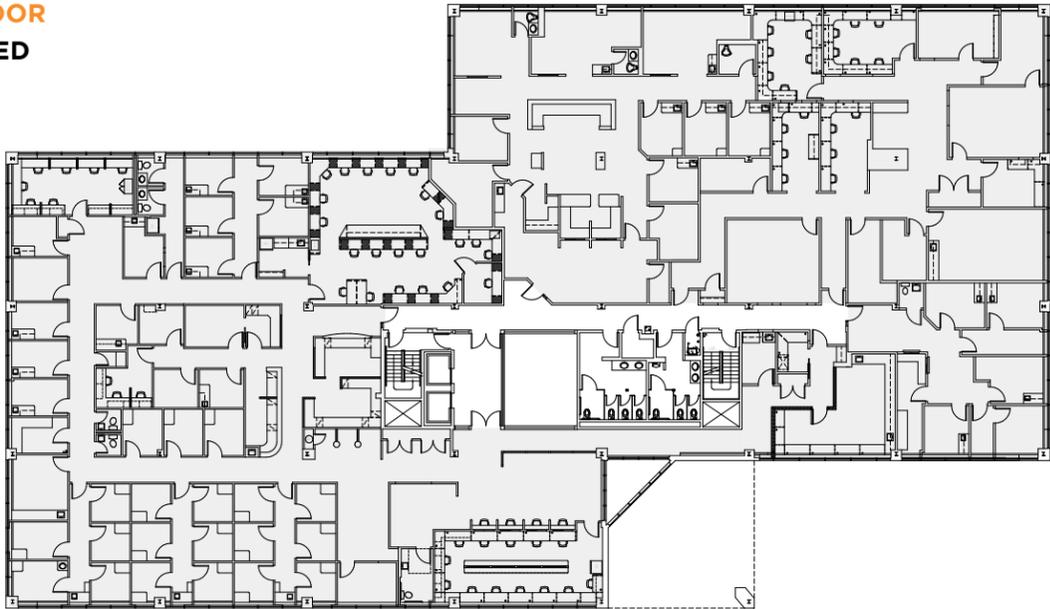
# FLEXIBLE SUITES FOR A VARIETY OF USERS

## 7 ALFRED

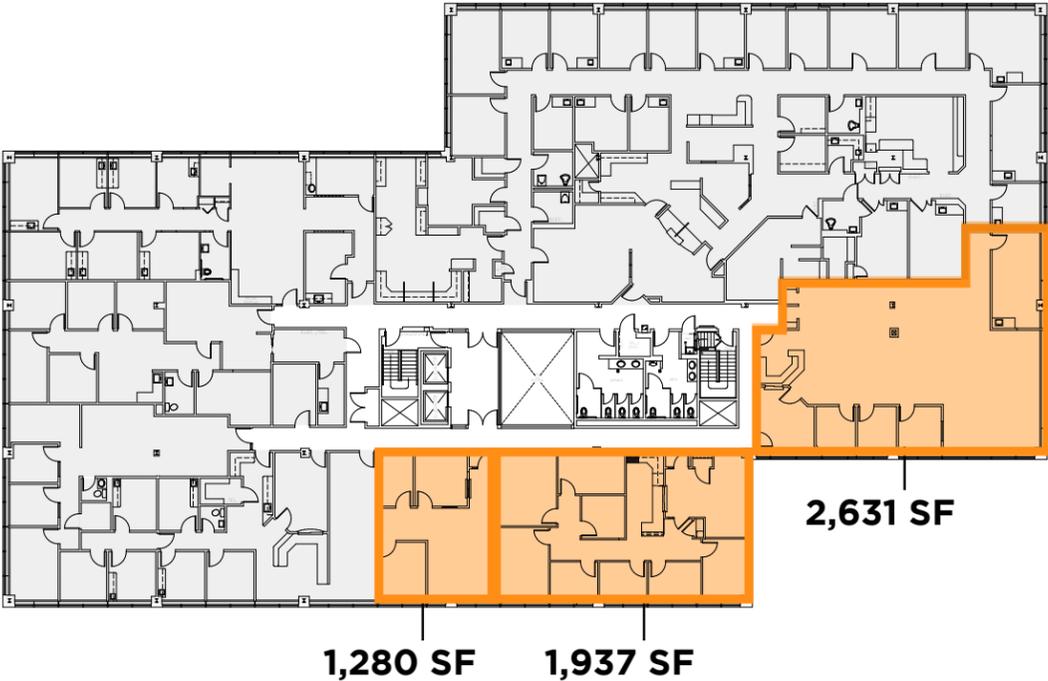
### FIRST FLOOR



### SECOND FLOOR FULLY LEASED



### THIRD FLOOR



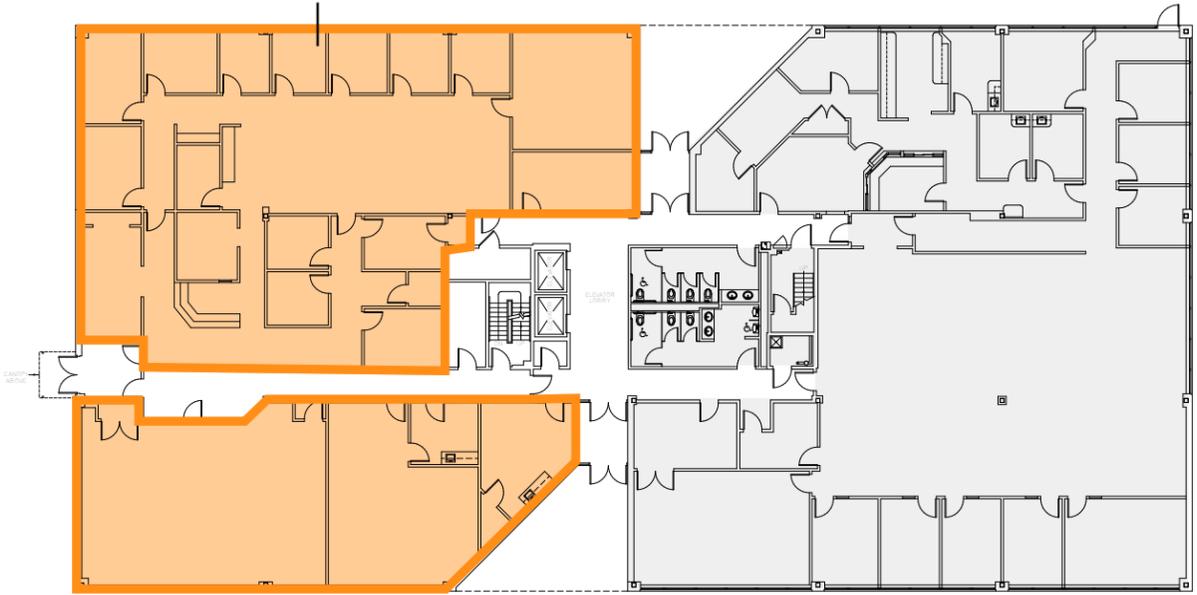
\*SUBDIVISIBLE TO 2,631 RSF

# FLEXIBLE SUITES FOR A VARIETY OF USERS

## 12 ALFRED

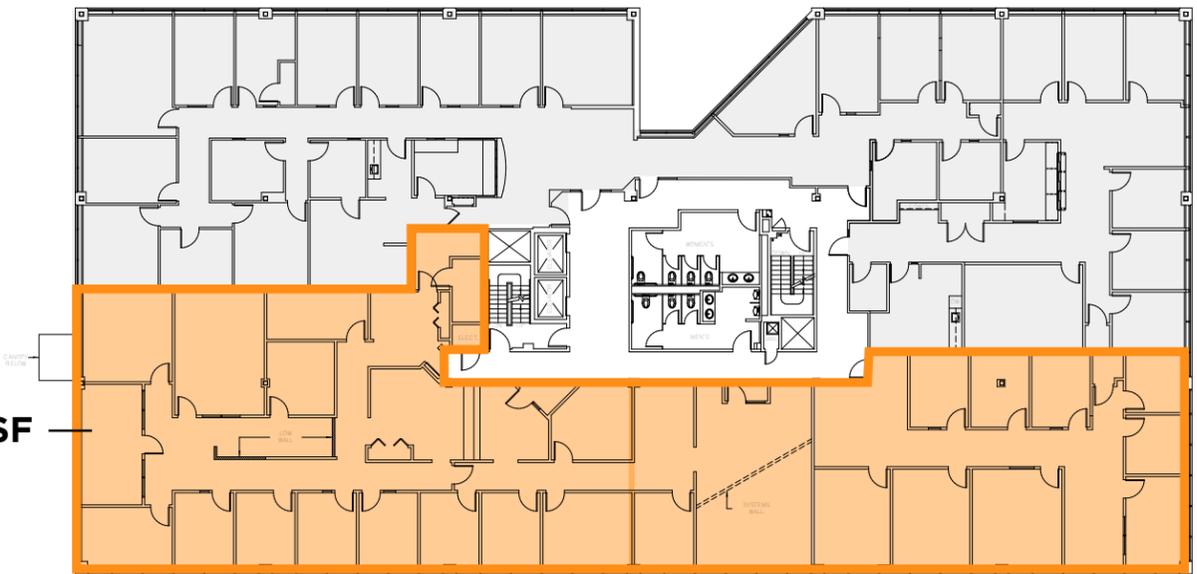
### FIRST FLOOR

7,469 RSF



### SECOND FLOOR

8,082 RSF

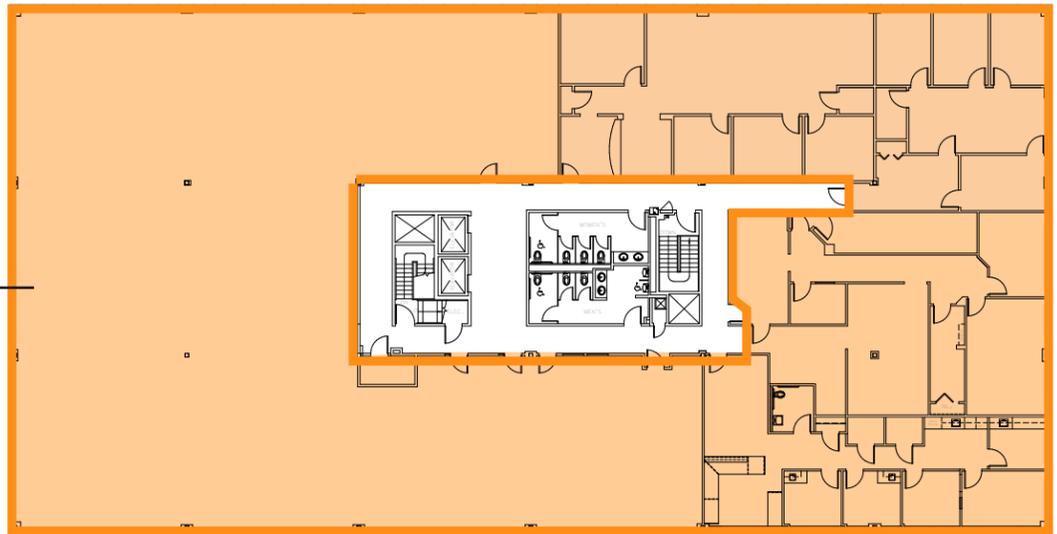


\*INCLUDES 2,563 SF AVAILABLE AUGUST 1, 2022



### THIRD FLOOR

17,388 RSF



\*INCLUDES 1,680 SF THAT LL WOULD RELOCATE



**FOR MORE INFORMATION, PLEASE CONTACT THE LEASING TEAM:**

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