

FOR LEASE - Subdividable



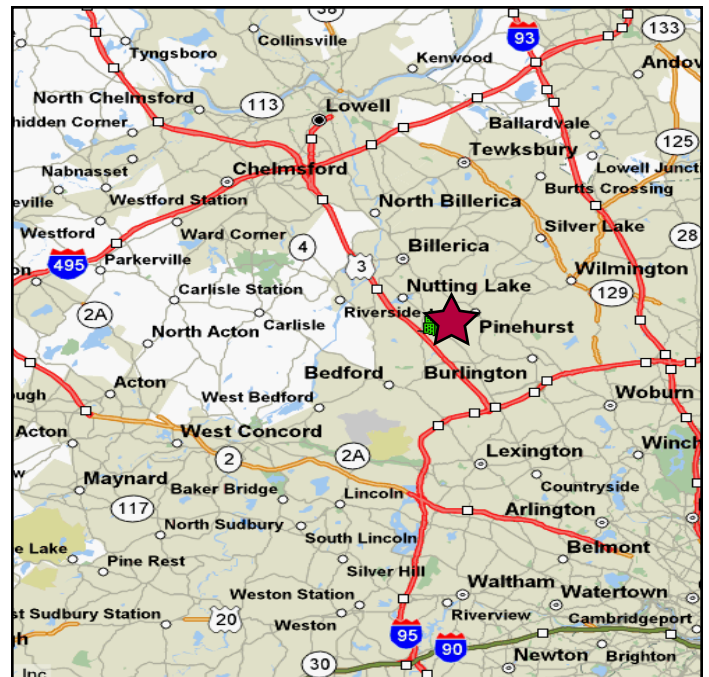
175 Middlesex Turnpike Bedford, MA

Building Specifications:

Space Available:	4,275 square feet, second floor (subdivides to approx. 2,000 SF)
Lease Rate:	\$7.50 Gross + Electric & Cleaning
Building Size:	45,000 square feet
Construction:	Masonry
Space Use:	Hardwalled Office
Additional Use:	1 conference room & reception area
Land Area:	6.25 acres
Year Built:	1982
Parking:	3.3 spaces/1,000 SF
Loading:	1 drive-in door, 1 tailboard dock, both common to the building
Air Conditioned:	Yes
Water/Sewer:	Town of Bedford
Ceiling Height:	10'
Elevator:	1 passenger
Cafeteria:	Yes, full service cafeteria
Available:	Immediately
Comments:	Space is furnished

Property Highlights:

- **Location** provides easy access to Route 128 (I-95), Route 3 and I-495.
- > **Nearby** amenities include fitness center, on-site full service cafeteria, daycare, hotels, restaurants and the Burlington Mall (3.5 miles away).



To learn more, please contact:

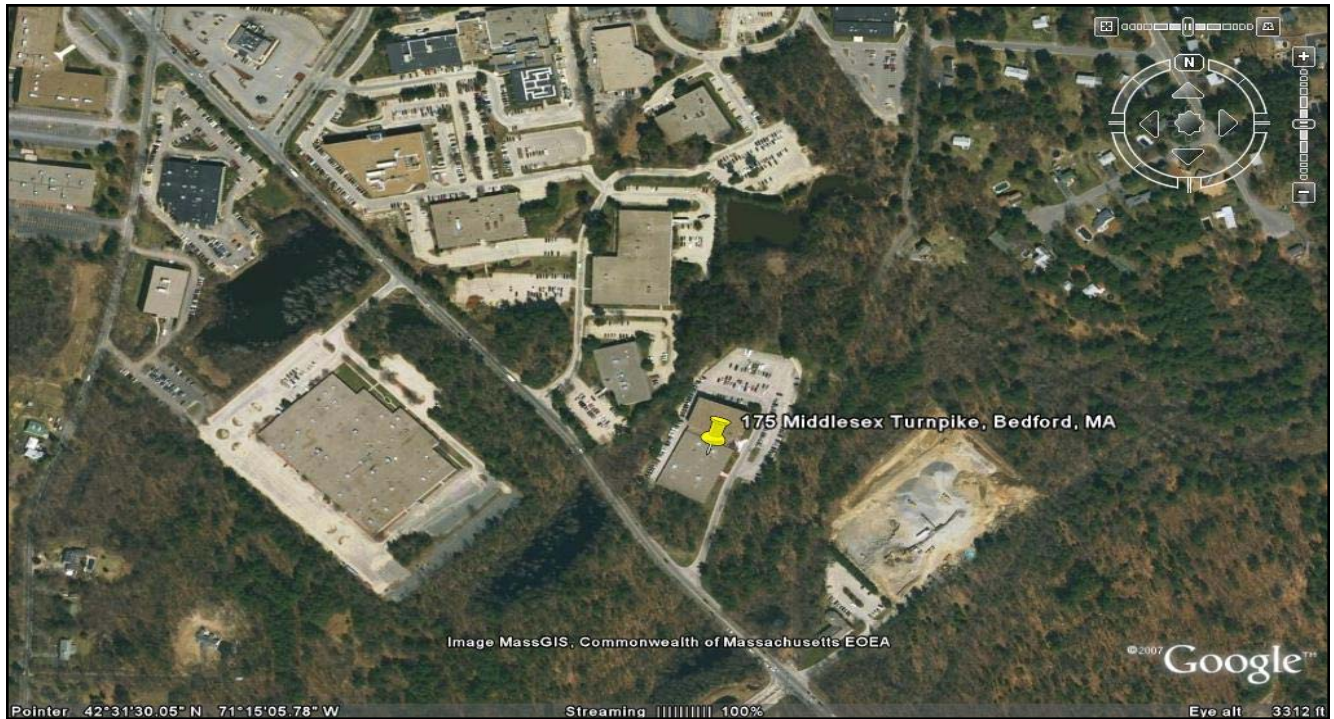
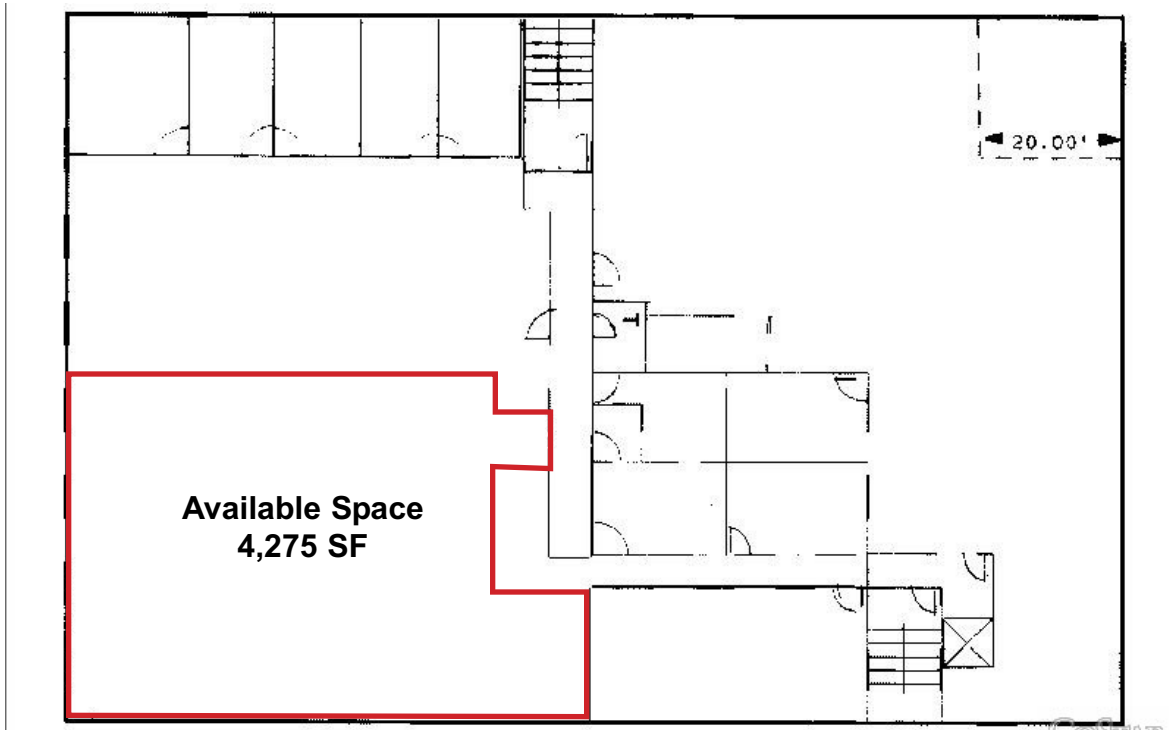
David Gilkie, CCIM
Senior Vice President
Phone: 617.457.3202
dgilkie@naihunneman.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

**175 Middlesex Turnpike
Bedford, MA**

FOR LEASE

2nd Floor Space Plan



To learn more, please contact:

David Gilkie, CCIM
Senior Vice President
Phone: 617.457.3202
dgilkie@naihunneman.com