

THE XCHANGE AT BEDFORD



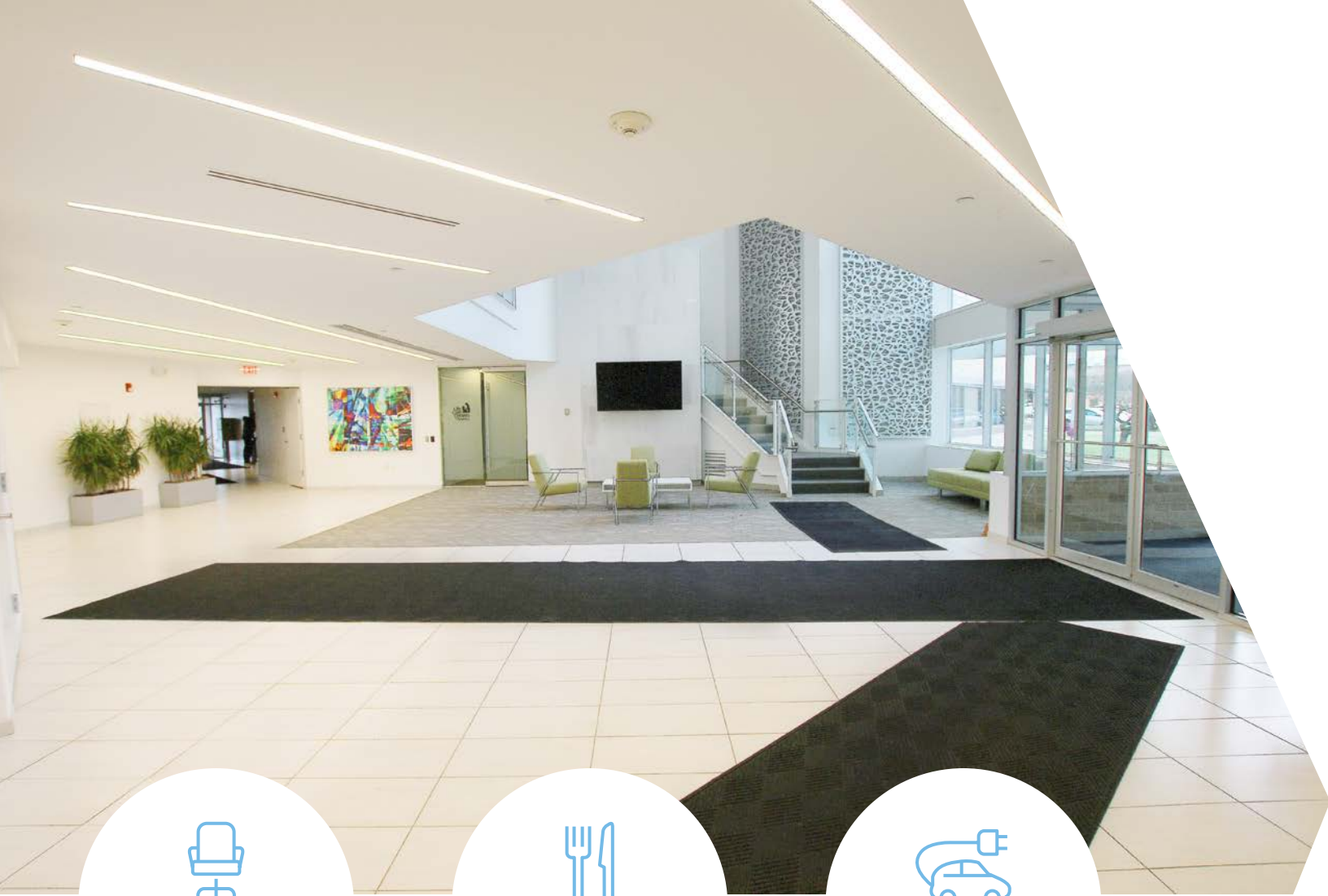
PREMIER CLEAN TECH & LIFE SCIENCE CAMPUS

SUBLEASE OPPORTUNITY THROUGH MARCH 2031

14 CROSBY DRIVE
BEDFORD, MA

10,000 - 32,770 SF
OFFICE SPACE
AVAILABLE

 HUNNEMAN



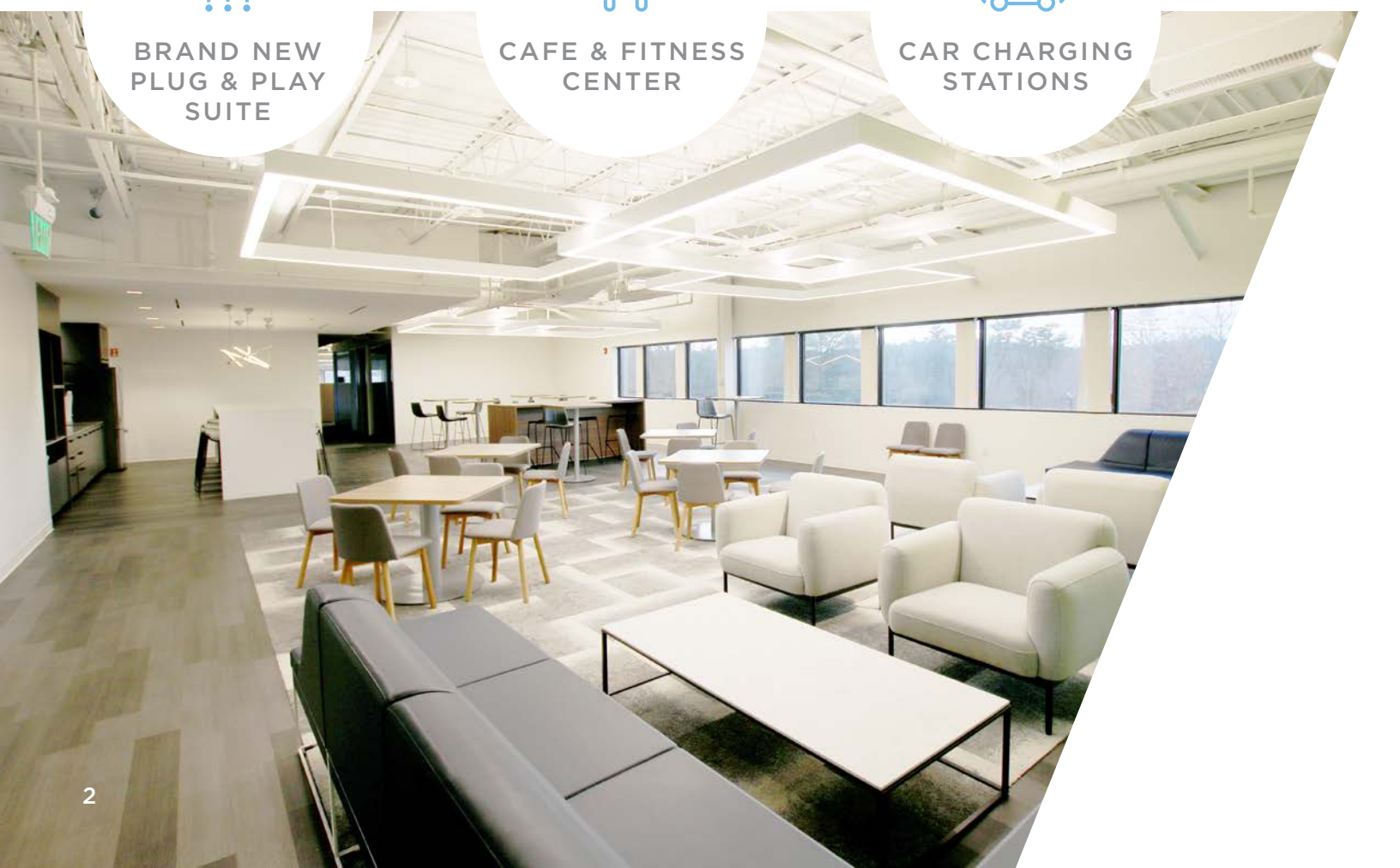
**BRAND NEW
PLUG & PLAY
SUITE**



**CAFE & FITNESS
CENTER**



**CAR CHARGING
STATIONS**





BUILDING SIZE

94,872 SF

AVAILABLE

FLOOR 3: 10,000 - 32,770 SF

The Xchange at Bedford is an eight-building, state-of-the-art campus attracting some of the most innovative companies in the region.

The campus sits prominently along Route 3, with easy access to major highways including Route 128 & 95. Being located on the Bedford/Burlington line gives the campus tremendous access to the extensive restaurants, retail & hospitality that Burlington has to offer just minutes away.

The campus itself offers a robust amenity package with a full-service cafeteria, fitness center, outdoor green space, ample parking, etc.



AMPLE PARKING
SURROUNDING THE
BUILDING



HIGH PROFILE
LOCATION ON
ROUTE 3



FURNITURE
INCLUDED

THIRD FLOOR

32,770 SF

 AVAILABLE

 COMMON SPACE

160 CUBICLES

20 OFFICES

5 CONFERENCE ROOMS





FITNESS CENTER



FULL SERVICE CAFE



**COURTYARDS WITH
GREEN SPACE**

CORPORATE NEIGHBORS

MITRE

Entegris

Robot

SAREPTA
THERAPEUTICS

Ocular
Therapeutics

VERICEL

BROAD
INSTITUTE

aspentech

ORACLE

BURLINGTON MALL[®]
A SIMON MALL

Upmarket mix of department stores & specialty shops, plus a food court

Lahey Hospital & Medical Center



TASHAN



The Melting Pot

Bamboo

THE
XCHANGE
AT BEDFORD

14 CROSBY DRIVE



BOSTON

amc
THEATRES.

BARNES & NOBLE
BOOKSELLERS



3RD AVE
BURLINGTON

Wegmans



KING'S
DINING & ENTERTAINMENT



THE BANCROFT
1000

STEREA
NINO

LOCATION OVERVIEW



<1 Mile
to Route 3

25 Min. Drive
to Downtown Boston



<3.5 Miles
to I-95

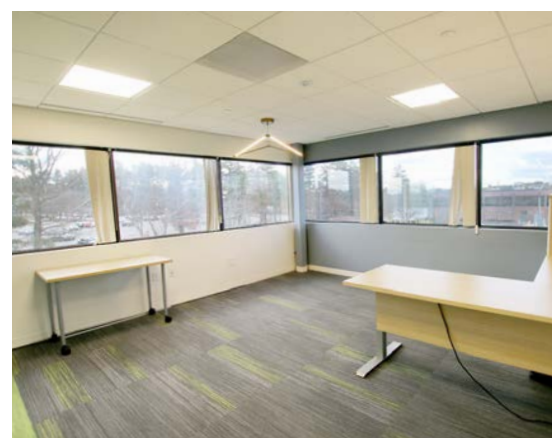
28 Min. Drive
to Boston Logan Airport



Close proximity to many shops & restaurants



In good company - Several corporate neighbors



THE XCHANGE AT BEDFORD



For more information, please contact:

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