



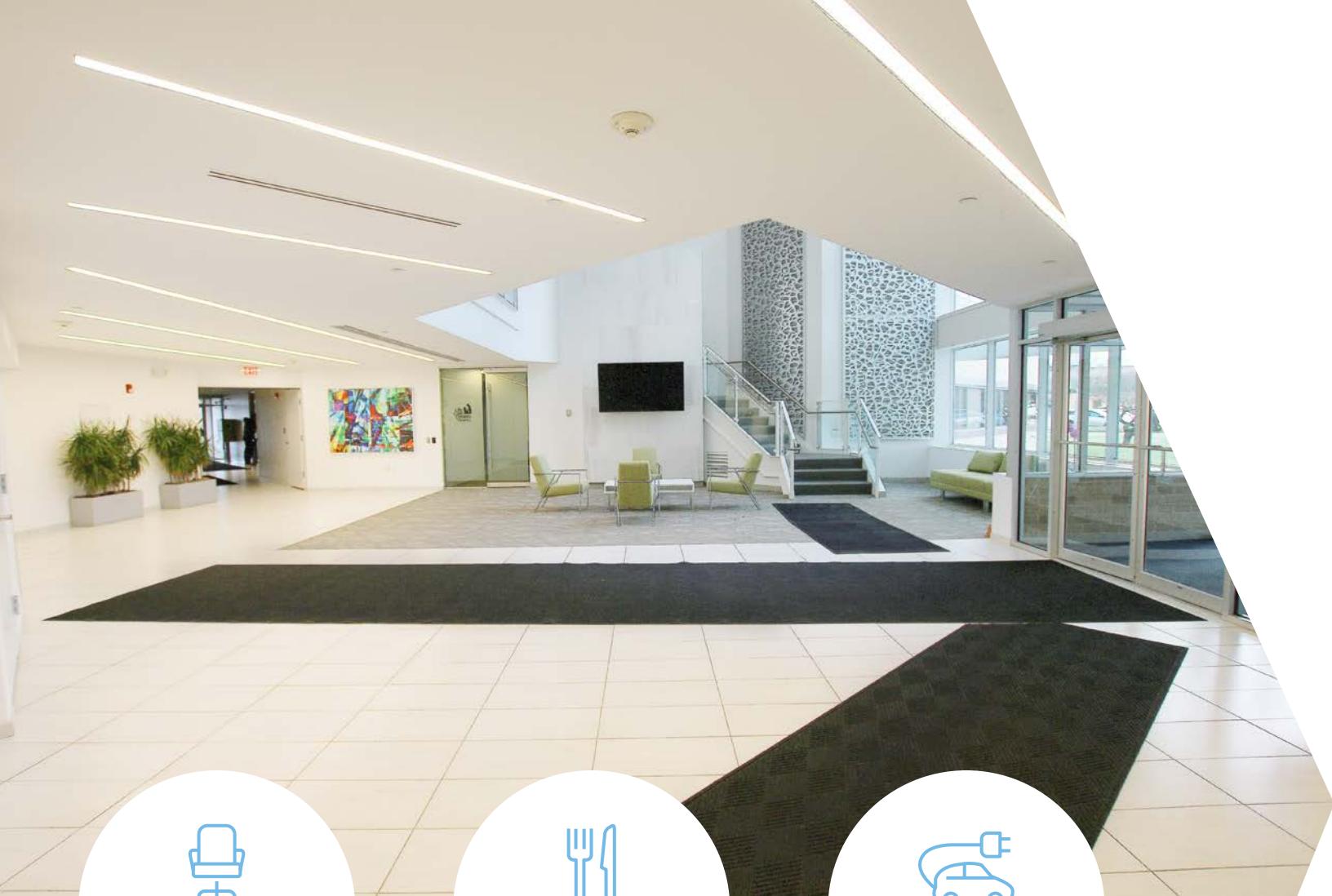
PREMIER CLEAN TECH & LIFE SCIENCE CAMPUS

SUBLEASE OPPORTUNITY THROUGH MARCH 2031

14 CROSBY DRIVE
BEDFORD, MA

10,000 - 32,770 SF
OFFICE SPACE
AVAILABLE





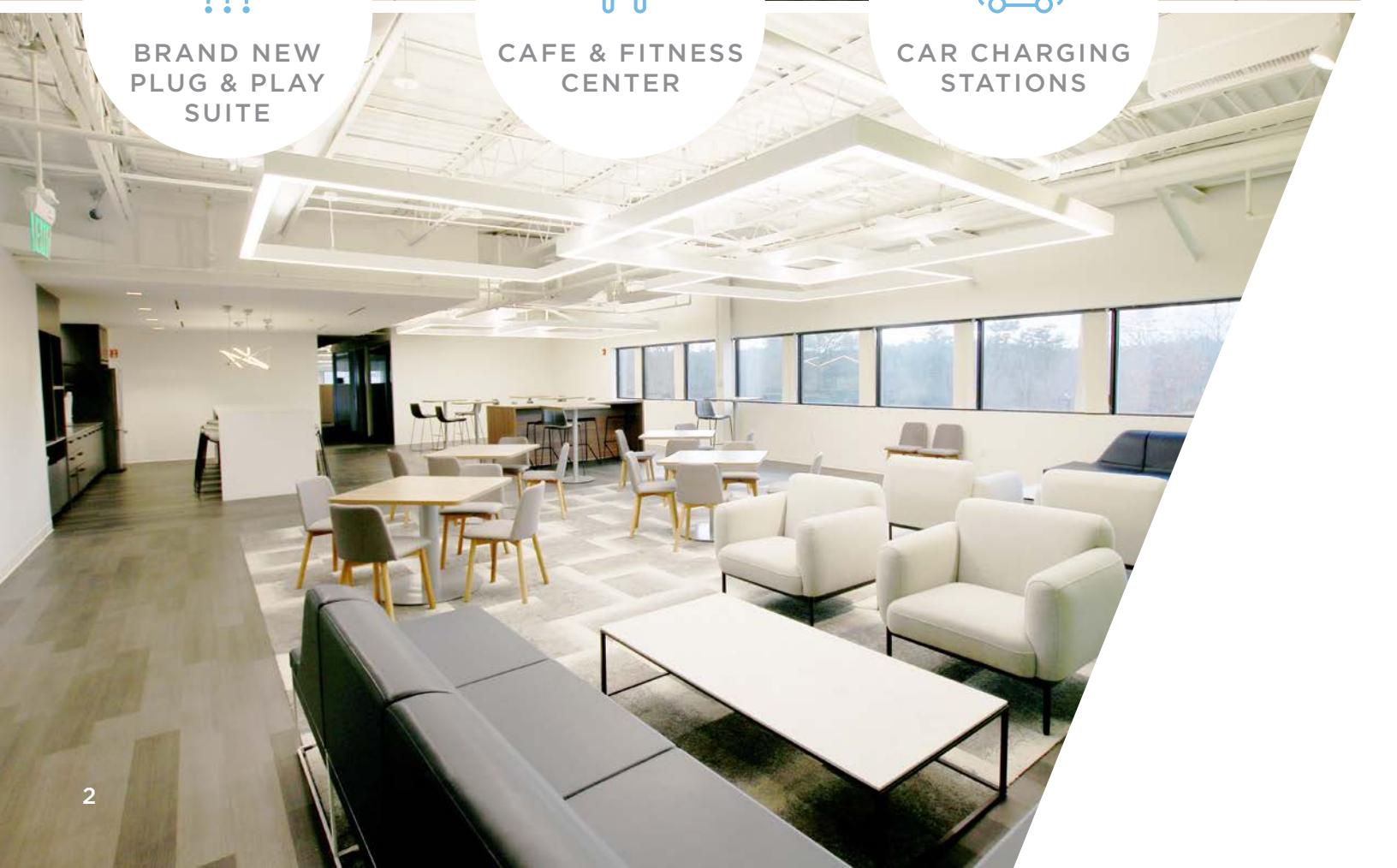
BRAND NEW
PLUG & PLAY
SUITE



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

160 CUBICLES

COMMON SPACE

20 OFFICES

5 CONFERENCE ROOMS





FITNESS CENTER



FULL SERVICE CAFE



COURTYARDS WITH GREEN SPACE

CORPORATE NEIGHBORS

MITRE

Entegris

iRobot

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 Panera BREAD The Melting Pot. Bamboo

THE
XCHANGE
AT BEDFORD

14 CROSBY DRIVE



BOSTON



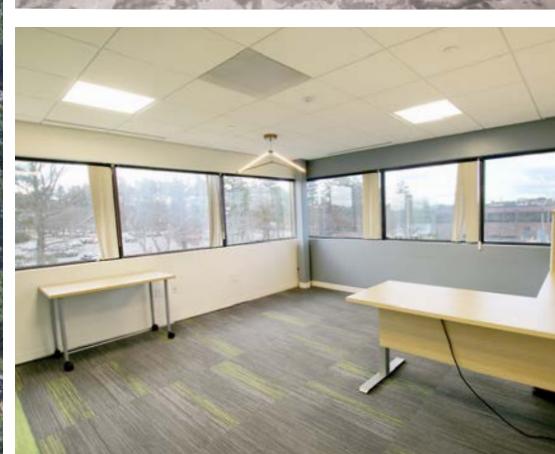
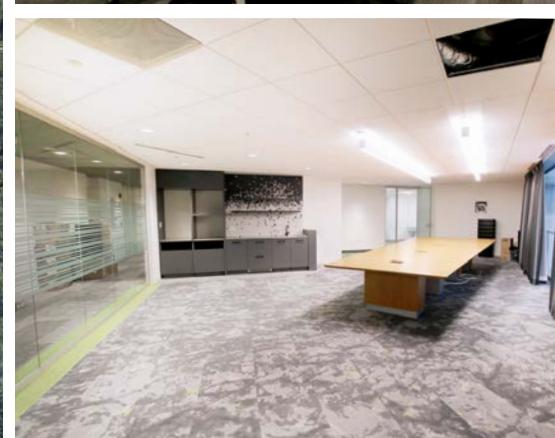
LOCATION OVERVIEW

 **<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





For more information, please contact:

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