

8,029 - 52,222 SF
OF LIFE SCIENCE SPACE
IMMEDIATE OCCUPANCY

THE CORE AT CROSBY

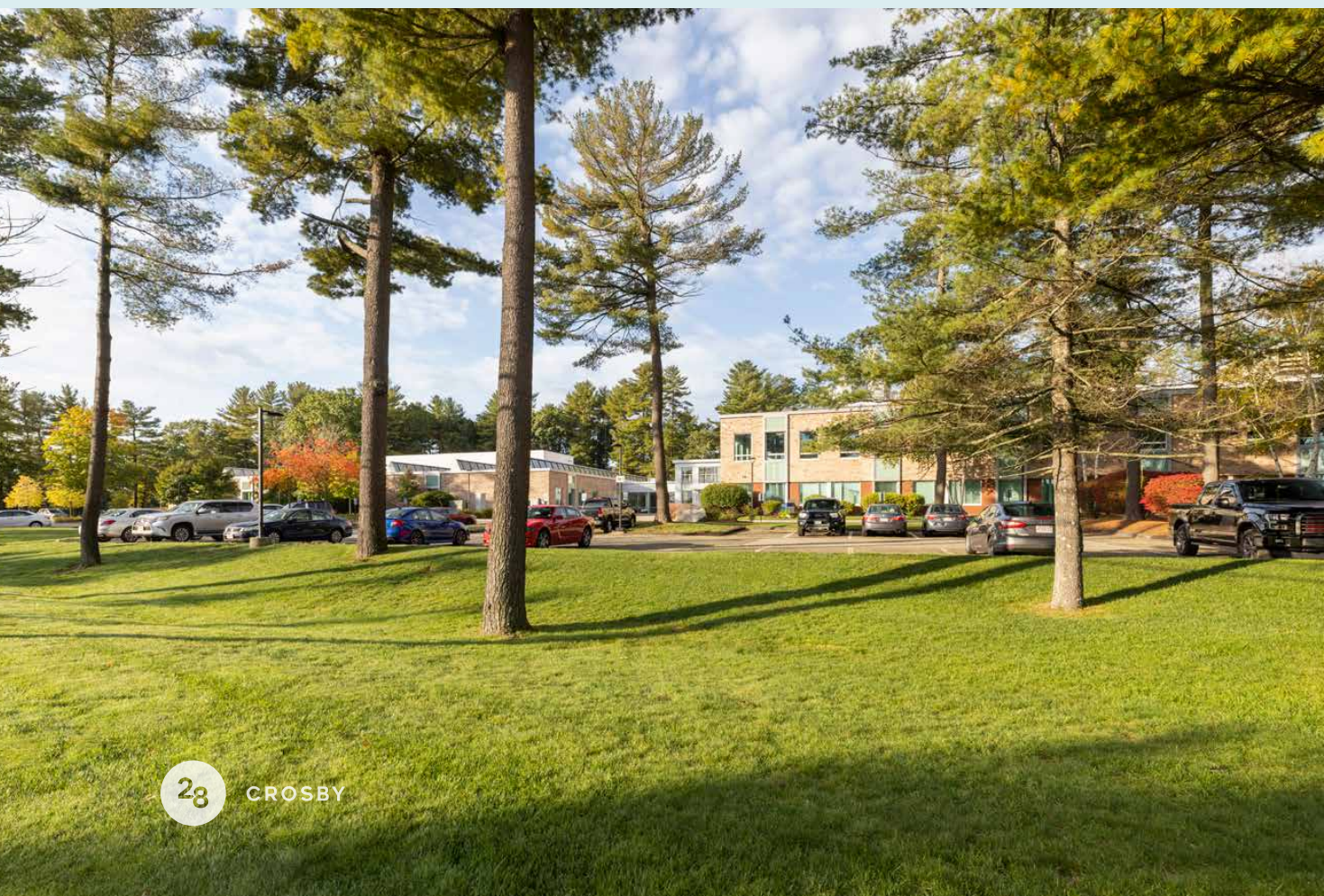
ACTIVATE TO
INNOVATE.

28

CROSBY



28 CROSBY



BUILDING OVERVIEW

28



Situated on the Core at Crosby campus in Bedford, MA, 28 Crosby offers 52,222 SF of premier lab and office space availability across two floors. The spaces offer energy efficient design with flexible floorplates that are readily sub-dividable to accommodate a variety of tenant needs and size ranges. With construction finalized in 2023, this property poses state-of-the-art lab and office space in a prime location.

SIZE:	114,115 SF
FLOORS:	Two (2)
AVAILABILITY:	52,222 SF 1st Floor: 16,561 SF 2nd Floor: 8,029 - 35,661 SF
COLUMNS SPACING:	30' x 30'd
CLEAR HEIGHT:	13' to 15' Floor-to-Floor
LOADING:	Two (2) Tailboard Loading Docks
YEAR BUILT:	1965; Renovation/Conversion 2022/23
ELEVATORS:	2 passenger; 1 freight
PARKING RATIO:	3.00/1,000 SF
CONSTRUCTION:	Masonry



LOCATION AND ACCESS



ACCESS

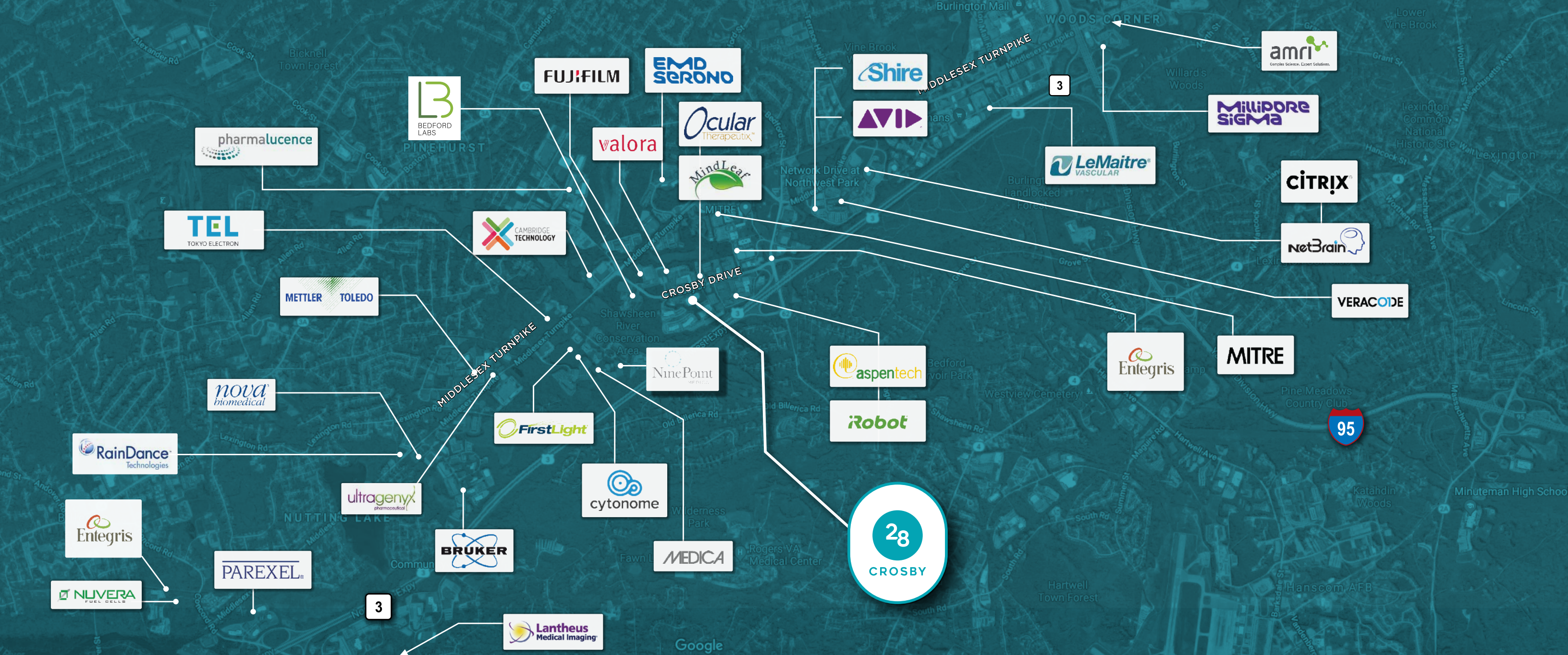
AMENITY RICH HUB

ACCESSIBILITY

-  3-minute drive to Routes 3 and 95
10-minute drive to Routes 2 and 495
25-minute drive to Cambridge
8-minute drive to Burlington Mall
19-minute drive to Mass Turnpike
-  Shuttle service to/from Alewife MBTA station
-  28 minutes to Logan Airport
-  120+ restaurants and 150+ retailers

NOTABLE NEIGHBORS

-  X-CHANGE
-  The Melting Pot
Bamboo
The Flatbread Company
-  MITRE
-  DoubleTree Hotel
-  Hampton Inn
-  Homewood Suites



LOCATION

LIFE SCIENCES CLUSTER

28 Crosby is located in Greater Boston's leading suburban life science cluster. Bedford has been named a Platinum Rated Bio Ready Community by the Massachusetts Biotech Council. The campus is situated along Route 128 amongst a premier group of innovative and like-minded companies.

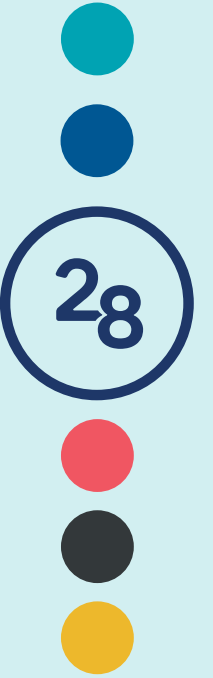
THE NEIGHBORHOOD



CAMPUS

CONNECT. IDEATE. ACTIVATE.

28 Crosby is part of a vibrant campus community at The Core at Crosby. The connections and collaborations that are created from spontaneous interactions with like-minded neighbors are an invaluable benefit to tenants. As part of this 52-acre, 9-building Core at Crosby campus, 28 Crosby has access to top-of-the-line on-site amenities and beautifully landscaped walking trails. Highly populated with exciting tech and life science tenants across 592,000 SF of office and lab space, the Core at Crosby campus has proven agile in its ability to nurture ideas and transform spaces to suit any need—a neighborhood of co-creation and discovery.



A photograph of a modern laboratory building with a mix of brick and large glass windows. In the foreground, there are several trees with vibrant autumn foliage in shades of orange, red, and yellow. A paved parking lot with some blue markings is visible in the lower left. To the right, a black pickup truck is parked. The sky is a clear, bright blue.

LAB SPECIFICATIONS

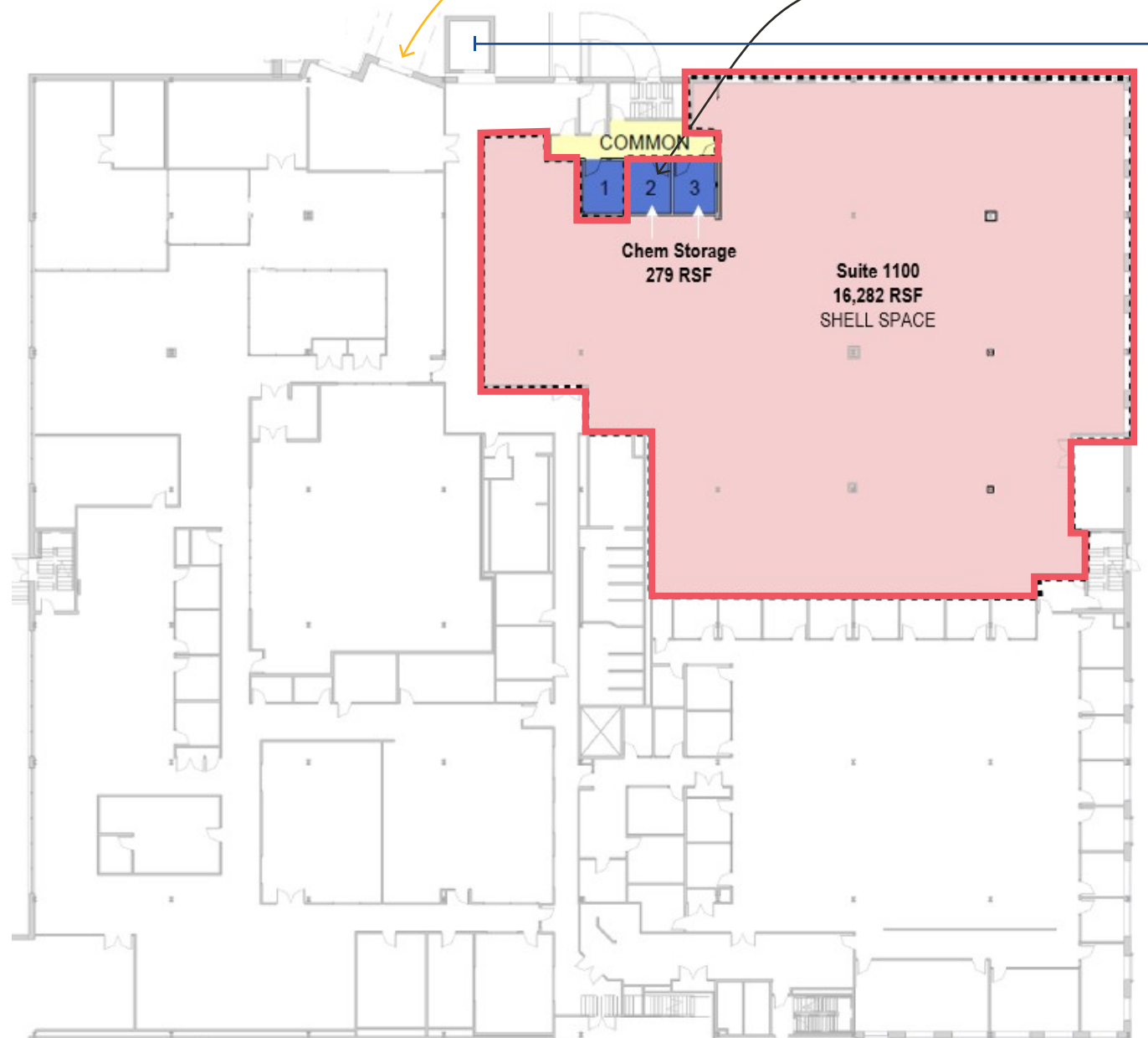
1ST FLOOR

16,561 SF



LOADING DOCKS

CHEMICAL STORAGE



SUITE 1100
±16,561 SF

SHELL SPACE

■ LAB SPACE
EXPANSION
OPPORTUNITY

- CHEMICAL STORAGE
- DIRECT ACCESS TO
TAILBOARD LOADING DOCKS
- LAB READY SHELL SPACE

2ND FLOOR

±8,029 - 35,661 SF SPEC SUITES

SUITE 2400
±8,029 SF

SPEC LAB / OFFICE

- LAB
- OFFICE
- LAB SPACE EXPANSION OPPORTUNITY

SUITE 2200
±14,808 SF

SHELL SPACE

- LAB SPACE EXPANSION OPPORTUNITY

SUITE 2300
±12,824 SF

SPEC LAB / OFFICE

- LAB
- OFFICE
- LAB SPACE EXPANSION OPPORTUNITY



28

CROSBY



FOR MORE INFORMATION,
PLEASE CONTACT THE LEASING TEAM:

MATT DANIELS

+1 617 531 4220
Matt.Daniels@am.jll.com

BOB COUGHLIN

+1 617 999 9121
Robert.Coughlin@am.jll.com

CHRIS LAWRENCE

+1 617 316 6529
Christopher.Lawrence@am.jll.com

CARLY KIERNAN

+1 617 531 4142
Carly.Kiernan@am.jll.com