

174/176 MIDDLESEX TURNPIKE BEDFORD, MASSACHUSETTS

New Cummings Properties offering: 330,000 SF of Class A office and R&D space, just off Route 3 and close to Routes 95 & 495. Benefit from the calm and privacy of a beautifully wooded campus, with the energy and convenience of Burlington's vibrant business district just minutes away.

Enjoy special introductory rates, lessee-friendly financing, and industry-leading design-build services from Cummings' in-house experts.



FOR LEASE

174/176 MIDDLESEX TURNPIKE BEDFORD, MASSACHUSETTS

A premier **two-building 328,232 SF institutional-quality office/R&D property for lease** just minutes to Route 128.

PREMIER CAMPUS

This scenic site offers 328,232 square feet of first-class office and R&D space on 54.5 scenic acres. The two Class A buildings—174 Middlesex Turnpike, a four-story, 188,220-square-foot structure, and 176 Middlesex Turnpike, a three-story, 140,012-square-foot building—are connected by a striking glass-enclosed sky bridge, allowing interbuilding connectivity. The campus boasts an on-site fitness center and a full-service cafeteria, and is surrounded by jogging trails and the naturally wooded setting of an 80-acre development.

OVERVIEW

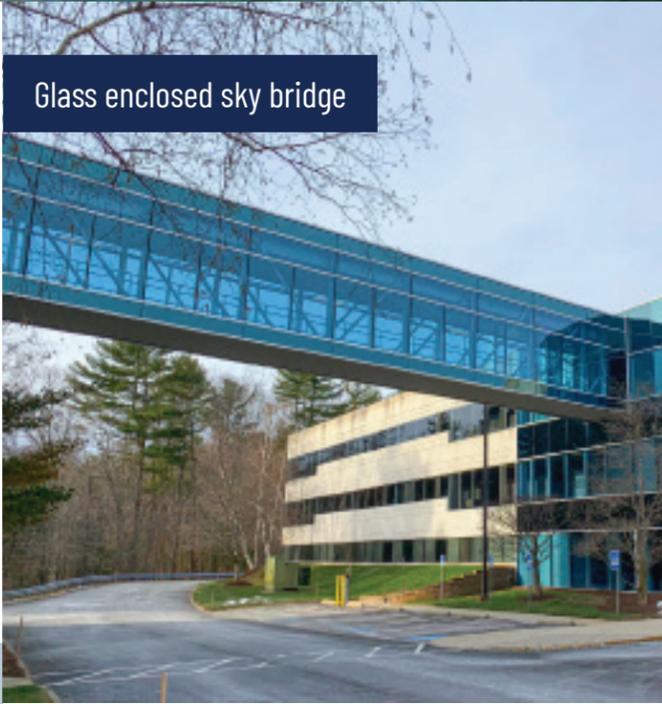
Built in 2001, the campus is defined by generous window lines and sunlit spaces, thoughtfully integrated into a scenic 55-acre wooded site.



LOCATION

Located immediately alongside Route 3, with quick connections to I-95 and I-495, the campus is ideally positioned for easy travel across eastern Massachusetts and southern New Hampshire. Enjoy the convenience of Burlington's amenities, just minutes away, but without the congestion or premium pricing.

Glass enclosed sky bridge



FOR LEASE

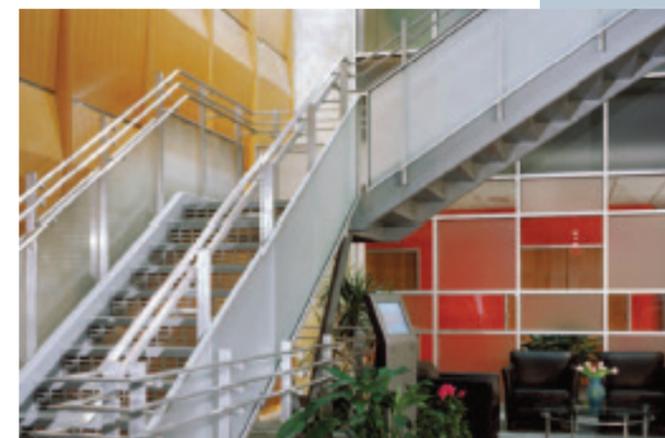


PROPERTY SPECS

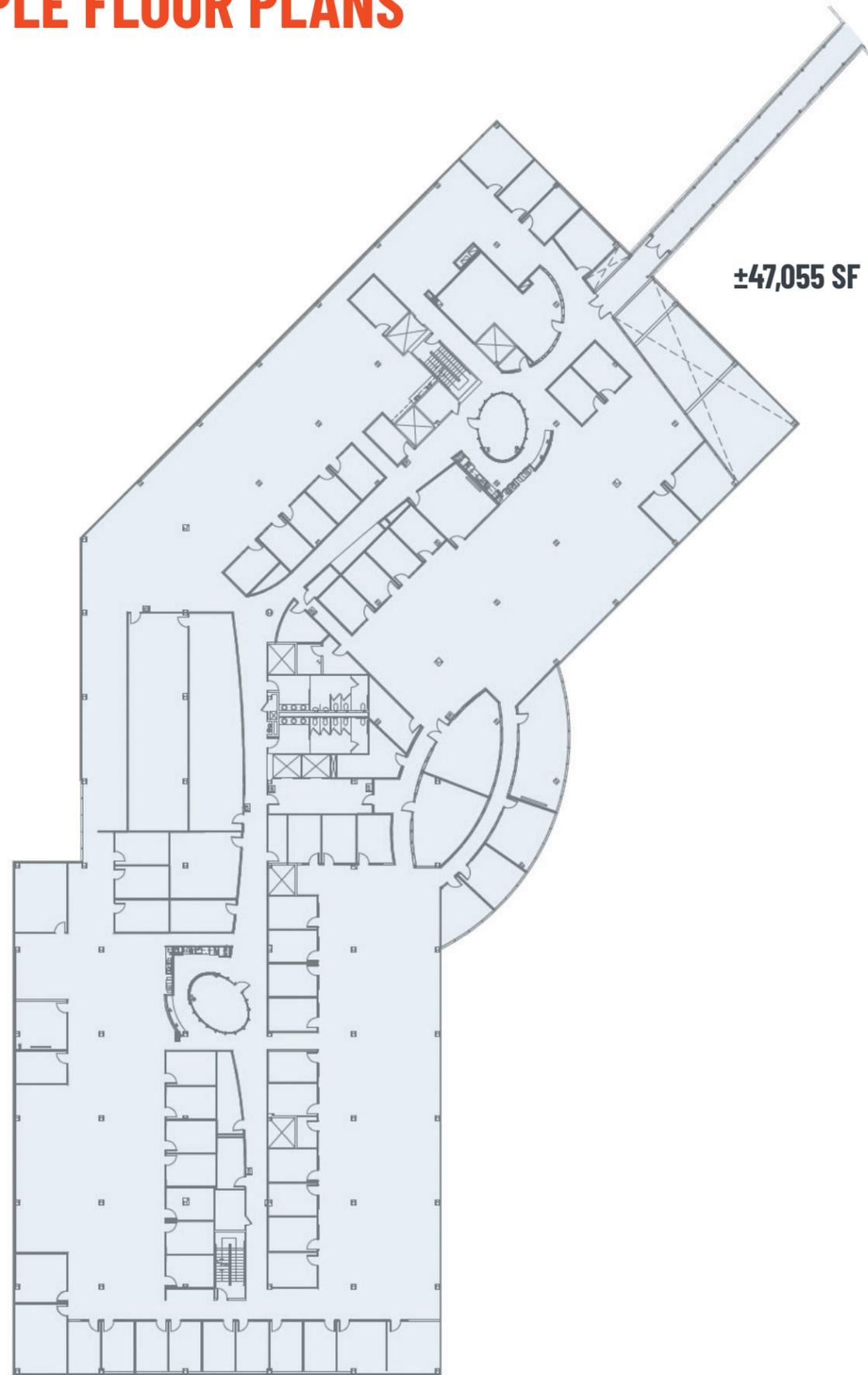
ADDRESS	174 & 176 Middlesex Turnpike, Bedford, MA
SITE AREA	54.5 acres
BUILDING SIZE	±328,232 total SF 174 Middlesex Turnpike: ±188,220 square feet 176 Middlesex Turnpike: ±140,012 square feet
NUMBER OF FLOORS	174 Middlesex Turnpike: Four 176 Middlesex Turnpike: Three
FOUNDATION	Poured in place spread footings upon which a 6" slab has been poured in place and rest on grade
STRUCTURE	Steel frame with steel columns, beams and bar joists covered by metal decking and concrete slab
FAÇADE	Pre-cast concrete panels, glass curtain wall and continuous ribbon windows
ROOF	Low-slope rubber ballasted
WINDOWS	Double-pane, blue-tinted windows in anodized aluminum frames
CEILING HEIGHT	12' clear, 10ft finished ceilings
PARKING	1,042 parking spaces, a ratio of 3.17 spaces per 1,000 rentable square feet
LOADING	Each building has two truck docks and a compactor
ELEVATORS	Each building has two Thyssen passenger elevators, each with a car capacity of 3,500 pounds, and one hydraulic freight elevator with a capacity of 5,000 pounds
HVAC	The buildings are heated via electrical coils in VAV boxes. Cooling is provided by a generated water cool chiller. 174 Middlesex Turnpike has four 105-ton and one 100-ton Trane rooftop-mounted units providing a total heating and cooling capacity of 520 tons. 176 Middlesex Turnpike has four 75-ton and two 60-ton Trane rooftop-mounted units providing a total heating and cooling capacity of 420 tons. Additionally, the tenant has installed two 95-ton air cooled chillers for computer rooms and lab areas.
ELECTRIC	174 Middlesex Turnpike: 4,000 amps, 277/480 volt, 3-phase service 176 Middlesex Turnpike: 3,000 amps, 277/480 volt, 3-phase service
BACK UP POWER	One Caterpillar 1,000 KVA generator for each building
LIFE SAFETY	The buildings each feature a fully wet sprinkler system with standpipes, smoke detectors, heat detectors and duct detectors with audible and strobe alarms
UTILITIES	Electricity: NStar Gas: National Grid Water & Sewer: MWRA



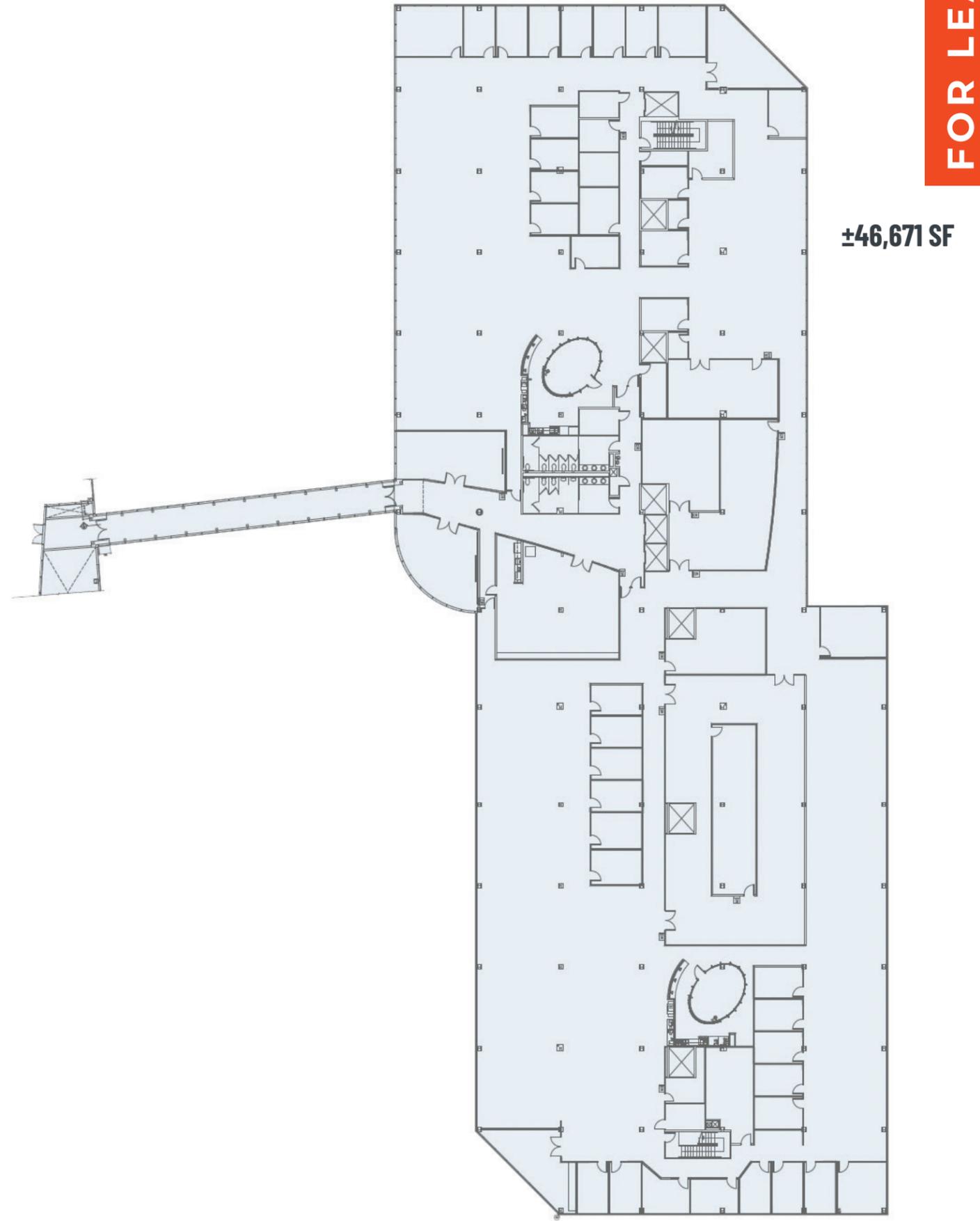
FOR LEASE



SAMPLE FLOOR PLANS



174 MIDDLESEX TURNPIKE



176 MIDDLESEX TURNPIKE

POTENTIAL LAYOUT

Suites of all sizes available. Build to suit with the help of Cummings' in-house design and construction team.



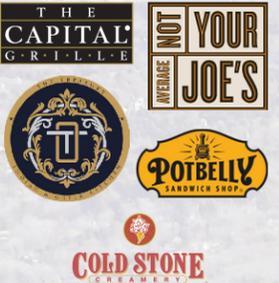
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LOCATION & ACCESSIBILITY

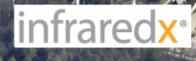
BOSTON

FOR LEASE

WAYSIDE COMMONS



ROW 34



AREA LIFE SCIENCE/ TECHNOLOGY EMPLOYERS



BATH • KITCHEN • LIGHTING



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For leasing information:

John Halsey

781-983-2214

jrh@cummings.com

Rob Yacobian

781-983-2234

rsy@cummings.com

Steve Cusano

781-983-6464

sjc@cummings.com

Al Diamond

781-569-0365

agd@cummings.com

Mike Truesdale

781-983-2233

mjt@cummings.com

Devin Marrocco

781-983-2247

dxm@cummings.com