



BROCHURE

4 PRESTON COURT
BEDFORD, MA 01730

MANSARD  

Property Summary



AVAILABILITY SUMMARY

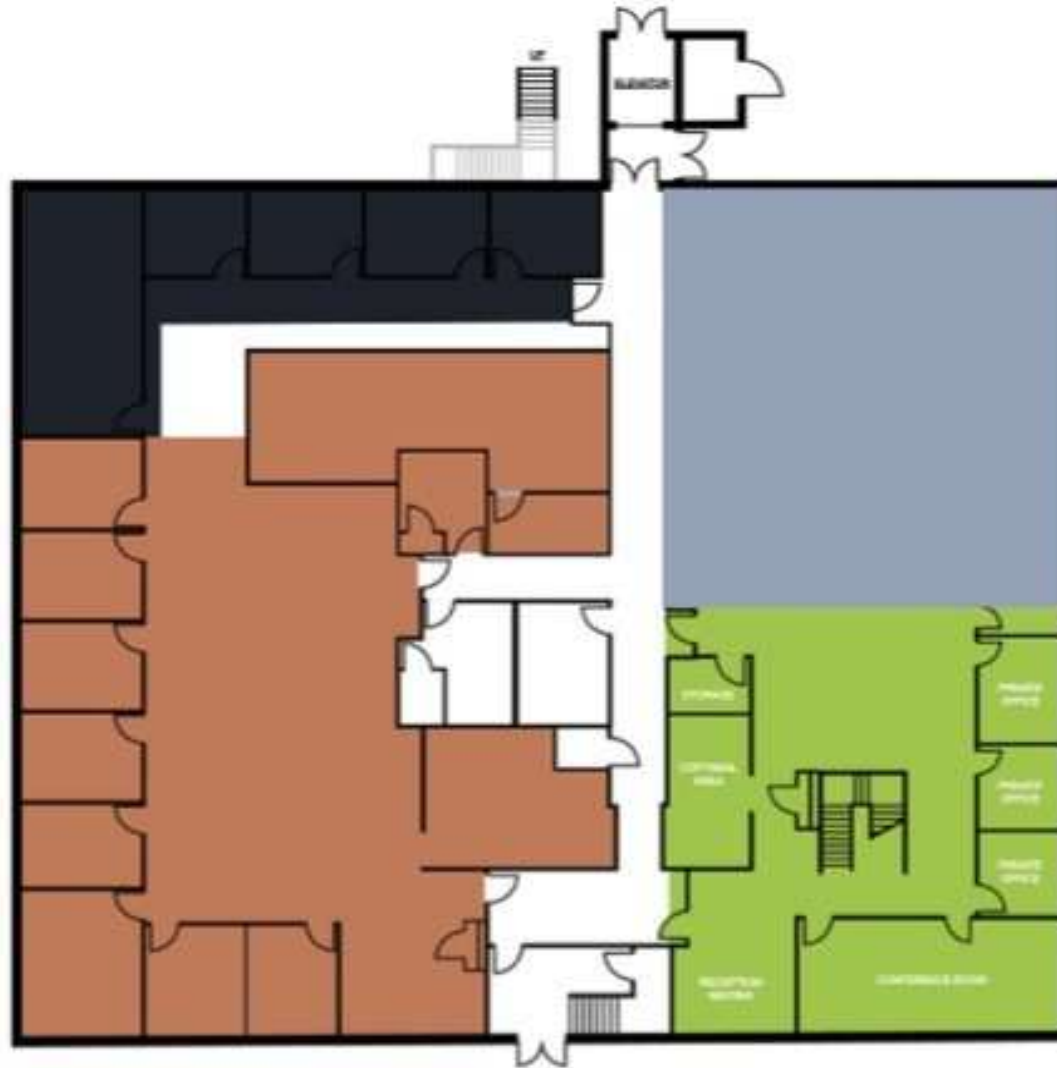
Lease Rate:	\$22.50 SF/yr (NN; NNN)
Available SF:	1,000 - 15,000, +/- SF
Parking Ratio:	3.64:1000
Lot Size:	1.38 Acres
Building Size:	24,360 SF
Floor:	First & Second Floor Spaces Available

PROPERTY DESCRIPTION

Presently available for lease is 2,086 - 15,000 +/- SF of first and second floor office/flex space. Situated with IND-B zoning, 4 Preston Court is strategically positioned near Hartwell Avenue in Lexington, MA. 4 Preston stands as a recently renovated office/flex building, showcasing ample surface parking at a ratio of 3.64 spaces per 1,000 square feet, equipped with a passenger/freight elevator capable of handling up to 4,500 lbs, and featuring contemporary common areas.

Noteworthy neighbors encompass prominent entities such as Thermo Fisher Scientific, Stoke, Diversified Technologies, Cubic PV, and UCB. Within a 3-mile radius of the property, a workforce of 16,053 white-collar professionals thrives, contributing to a rich talent pool while enjoying proximity to some of Boston's most affluent suburbs. Encircled by conservation land, the property lies adjacent to the Minuteman Bike Path and Hanscom Air Force Base, with convenient accessibility to Routes 3, 128, and 225.

First Floor



Second Floor



Interior Photos



Exterior Photos



Market Area

verizon Blue Fuji
shalls Middlesex Savings Bank
WHOLE FOODS
Domino's Pizza
STARBUCKS COFFEE
RED HEAT
SUNOCO
Jersey Milk SUBS

Patriot Golf Course

STOP & SHOP
Western Union WU
T.J. maxx ACE Hardware
PET SUPPLIES PLUS

ORACLE
cadence
VERACOIDE
Blue Sky CENTER

Bedford High School

TD Bank

CVS

BG BERKSHIRE GREY

4 Preston Ct,
Bedford, MA

BEDFORD Plaza Hotel
McDonald's
Shell
BEDFORD HOUSE of ROAST BEEF

Wegmans

werfen

ucb
ThermoFisher Scientific
STAKE
CUBIC PV

labcorp

KOHL'S
AMC THEATRES
ups
Long's FINE JEWELERS SINCE 1878
BARNES & NOBLE
MEN'S WEARHOUSE
SONESTA
Simply Suites T

Laurence G. Hanscom Field

PRECISION COATING
The Surface is Only the Beginning
ANIKA HOMOMOLOGY
Oxford Biomedica Solutions

CardinalHealth

Boston Children's Hospital

uniQure
T2 Biosystems
WAVE janssen
LIFE SCIENCES

WILLIAM DIAMOND MIDDLE SCHOOL