

MEDICAL/GENERAL OFFICE SPACE FOR LEASE - 41-55 NORTH ROAD | BEDFORD, MA



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 41-55 North Road in Bedford, Massachusetts. This versatile property offers prime medical office and general office space ideal for a multitude of business needs. Boasting a modern, well-designed exterior with generous parking, the interior features expansive open layouts and customizable floor plans, perfect for creating a tailored workspace. With its convenient location and high visibility, this property presents an unparalleled opportunity to establish a thriving business.

PROPERTY HIGHLIGHTS

- - Modern, well-designed exterior and interior
- - Generous on-site parking
- - Customizable floor plans
- - High visibility location
- - Versatile commercial space

MARCI ALVARADO

Principal

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OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	472 - 2,451 SF
Building Size:	39,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	460	1,566
Total Population	410	1,263	4,318
Average HH Income	\$255,978	\$233,303	\$234,741



41-55 NORTH ROAD | BEDFORD, MA 01730



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	472 - 2,451 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

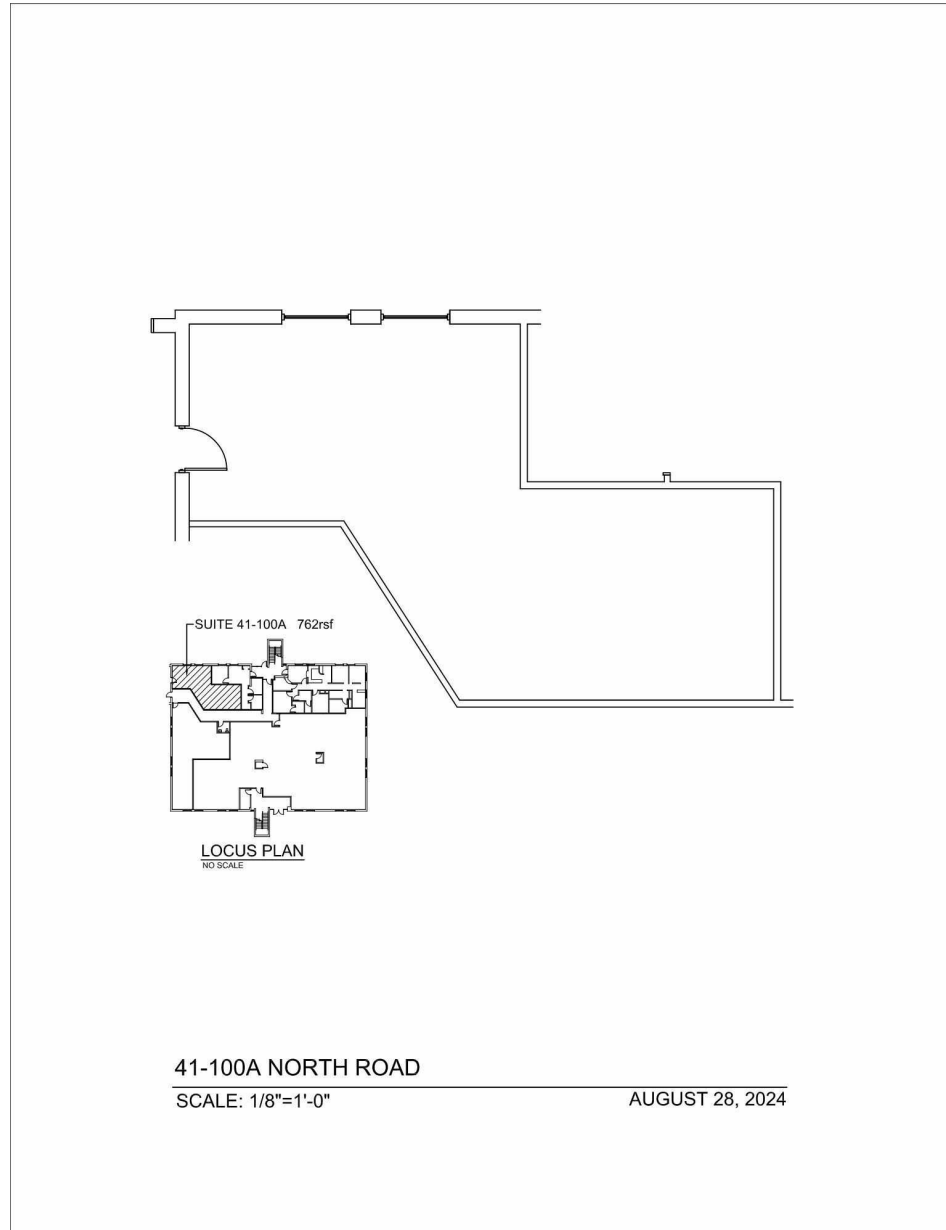
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
41 North Road	472 SF	Modified Gross	\$30.00 SF/yr
41 North Road	762 SF	Modified Gross	\$30.00 SF/yr
41 North Road	1,381 SF	Modified Gross	\$30.00 SF/yr
41 North Road	1,586 SF	Modified Gross	\$30.00 SF/yr
55 North Road	1,021 SF	Modified Gross	\$30.00 SF/yr
55 North Road	2,451 SF	Modified Gross	\$30.00 SF/yr

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41-55 NORTH ROAD | BEDFORD, MA - SUITE 100A - FIRST FLOOR



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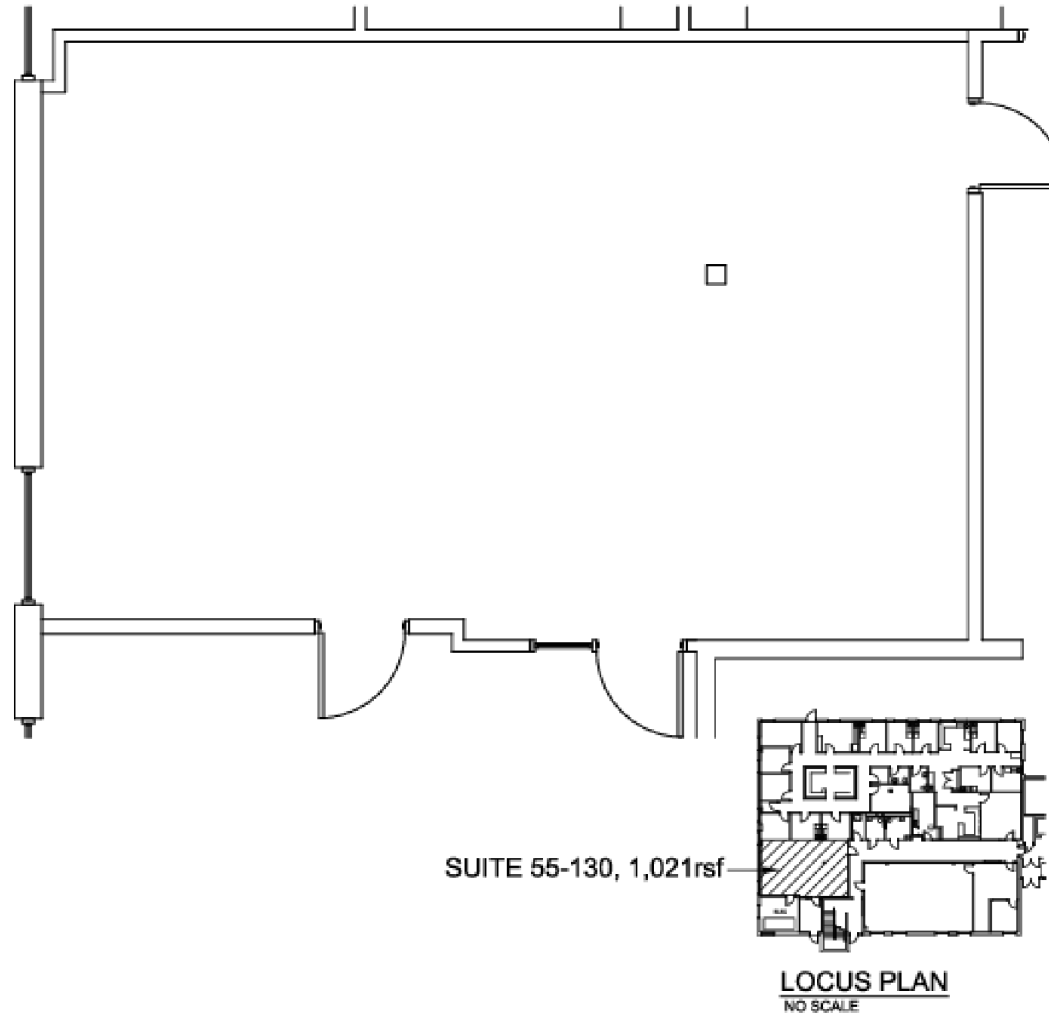
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41-55 NORTH ROAD | BEDFORD, MA - SUITE 130 - FIRST FLOOR



55-130 NORTH ROAD

SCALE: 1/8"=1'-0"

AUGUST 28, 2024

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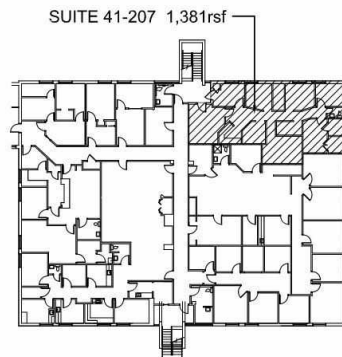
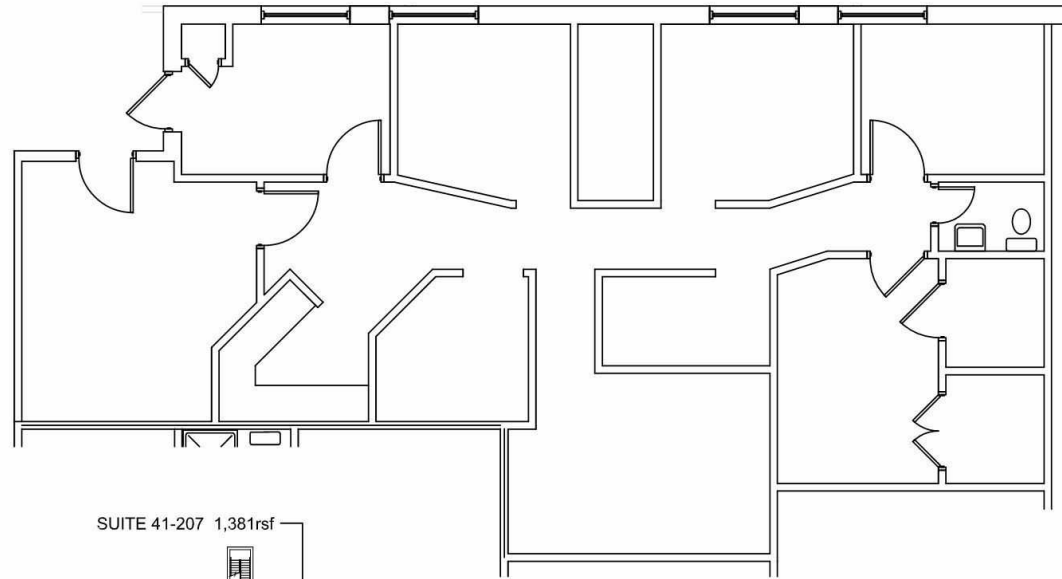
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41-55 NORTH ROAD | BEDFORD, MA - SUITE 207 - SECOND FLOOR



LOCUS PLAN
NO SCALE

41-207 NORTH ROAD

SCALE: 1/8"=1'-0"

AUGUST 28, 2024

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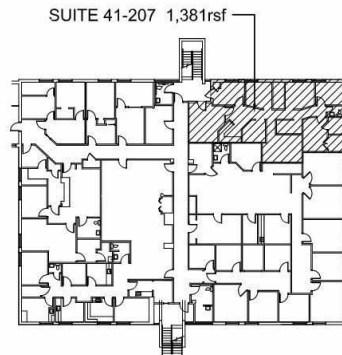
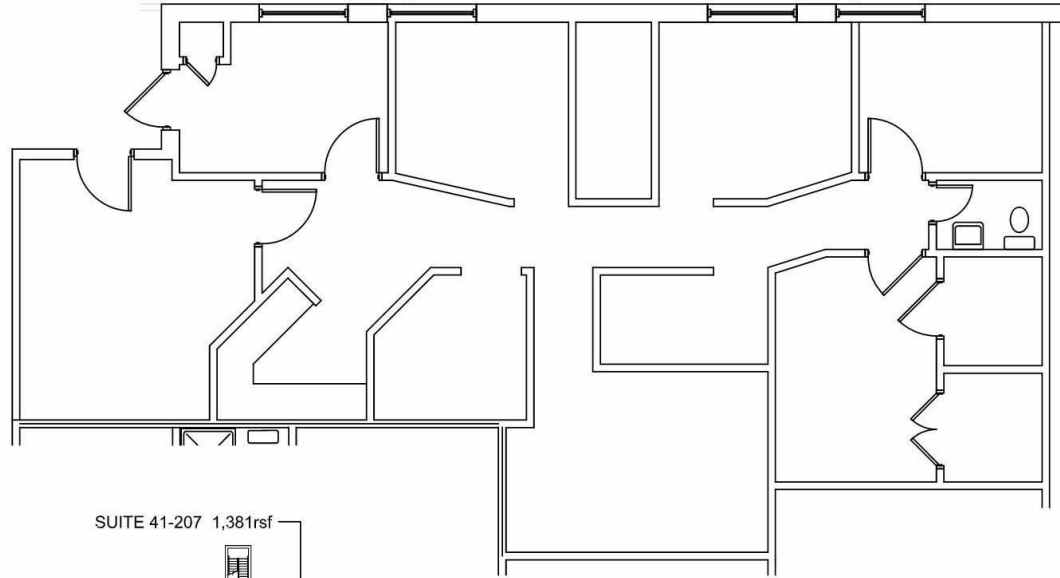
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41-55 NORTH ROAD | BEDFORD, MA -SUITE 207 - SECOND FLOOR



LOCUS PLAN
NO SCALE

41-207 NORTH ROAD

SCALE: 1/8"=1'-0"

AUGUST 28, 2024

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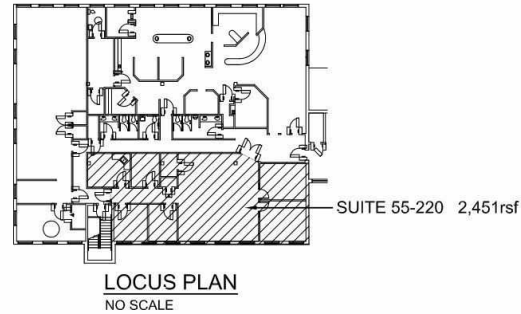
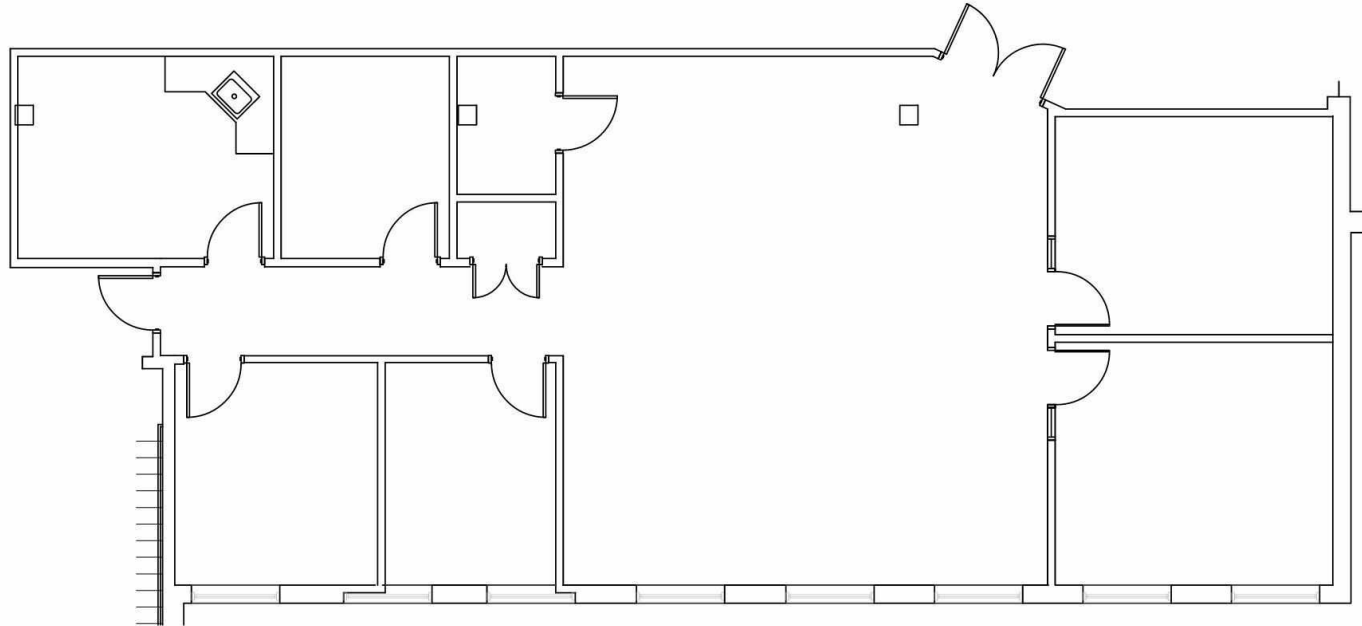
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41-55 NORTH ROAD | BEDFORD, MA - SUITE 220- SECOND FLOOR



55-220 NORTH ROAD

SCALE: 1/8"=1'-0"

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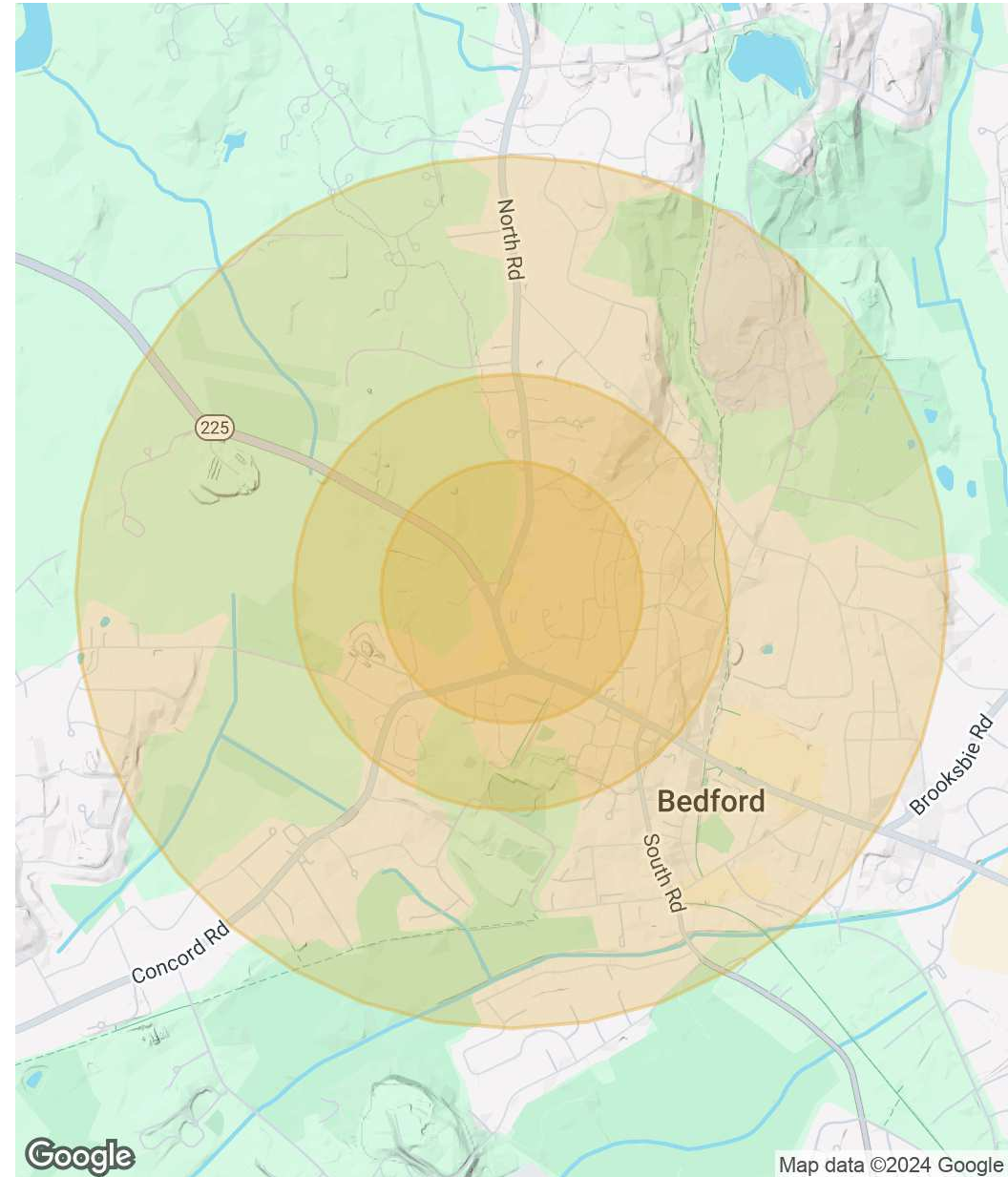


41-55 NORTH ROAD | BEDFORD, MA 01730

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	410	1,263	4,318
Average Age	44	43	44
Average Age (Male)	43	42	44
Average Age (Female)	45	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	153	460	1,566
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$255,978	\$233,303	\$234,741
Average House Value	\$1,029,015	\$1,061,634	\$1,025,449

Demographics data derived from AlphaMap



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COMMERCIAL PROPERTY ADVISORS

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