



135 South Road
Bedford, MA

EQT | REAL
ESTATE

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PROPERTY OVERVIEW

Located in the highly sought after Bedford/Lexington submarket, 135 South Road sits 15 miles northwest of Boston and is convenient to Route 3, I-95 and the terminus of the Minuteman Bikeway which connects Bedford to the Alewife MBTA station in Cambridge.

135 South Road offers companies a unique opportunity to be located within a market that is densely populated with blue-chip life science and R&D companies. This core suburban location is central to executive and R&D talent as well as a historically strong manufacturing workforce.

A wide range of amenities can be found less than a 1/2 mile walk including Whole Foods, restaurants, shopping and personal services. In addition, downtown Burlington is within a four-mile drive and offers a wide selection of lunch, entertainment and hotel options.





135 South Road, Bedford, MA

BUILDING SPECIFICATIONS

Address: 135 South Road, Bedford, MA

Building: 40,000 SF, 2-story

Available Space: Lab/R&D/Office

Suite Availability: 1st Floor - Suite B: 10,196 SF (Office/R&D/Manufacturing)
2nd Floor - Suite D: 10,950 SF (Lab w/ office space)

Power: 2000 amp service, 480/277 volt

Clear Height: 12'9" - 13'8"

Loading Dock: 1 dock high with leveler and 1 at-grade loading door

Parking Ratio: 3.6:1,000 (146 spaces)

Sprinkler: Wet System

Location: Situated 1 mile from I-95/Rt. 128 and Hartwell Avenue
Adjacent to the terminus of the Minuteman Bikeway

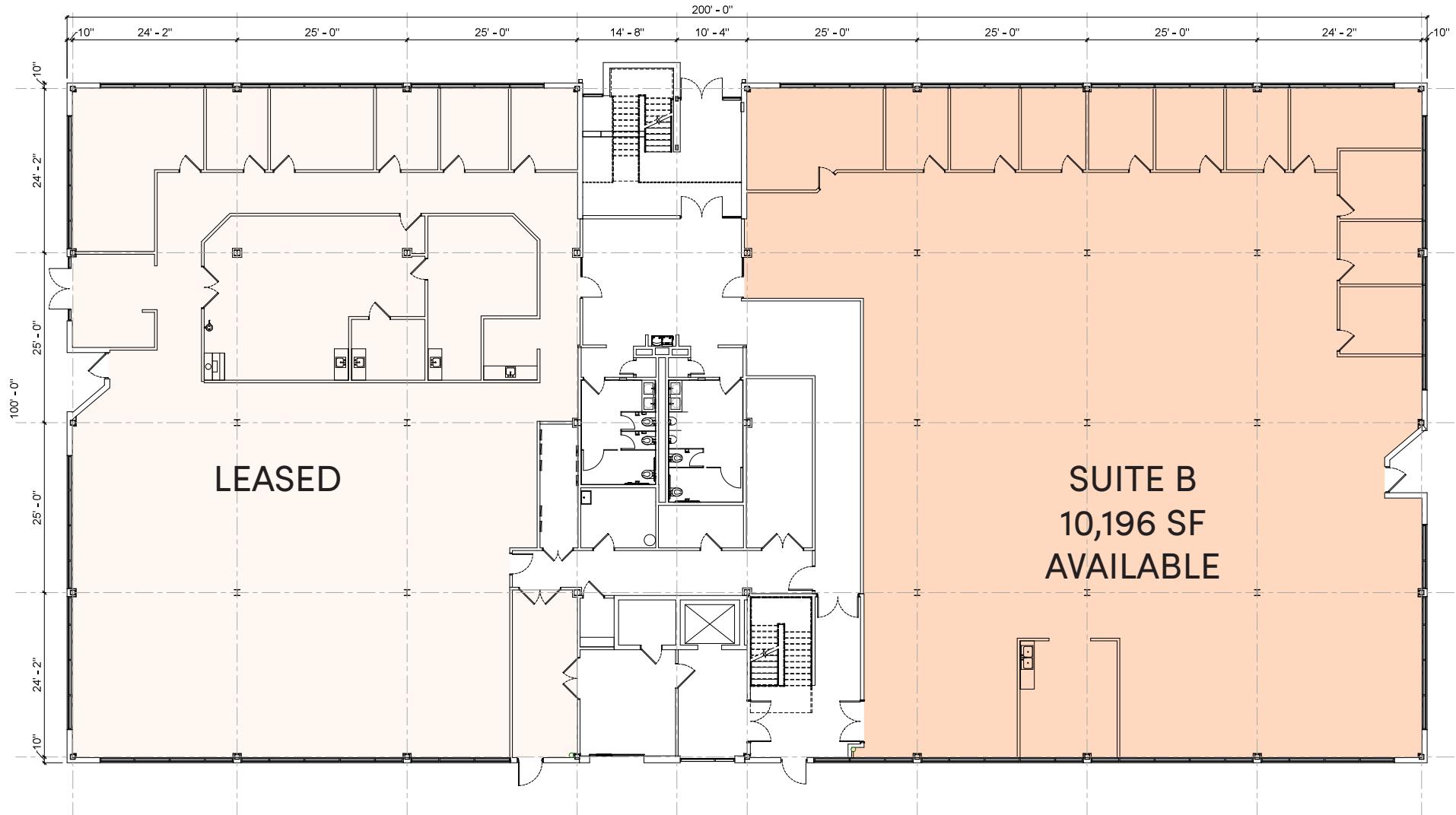


MASSBIO

MassBio has rated Bedford as a Platinum BioReady municipality

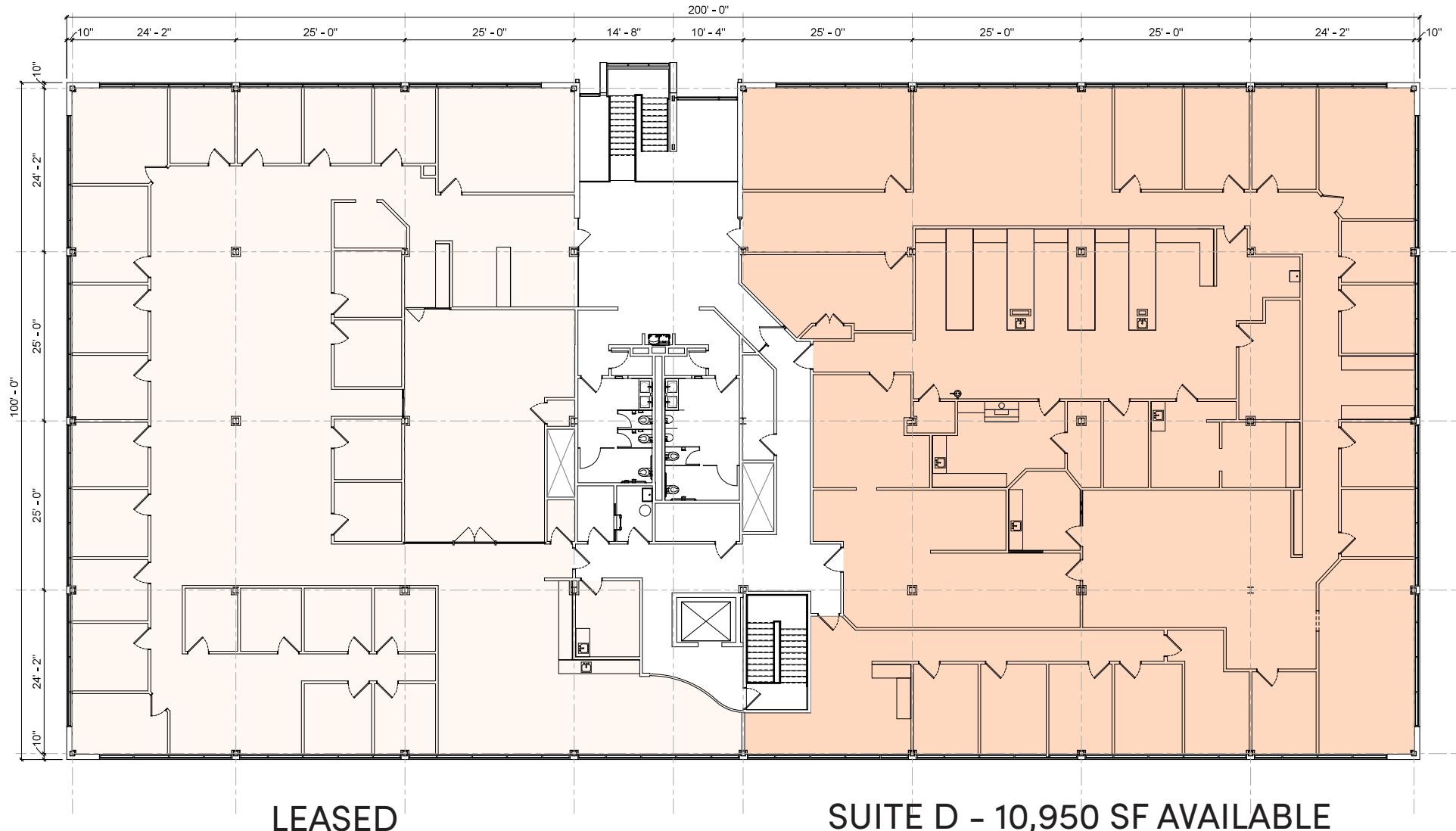
Site Plans

1ST FLOOR - SUITE B: 10,196 SF



Site Plans

2ND FLOOR - SUITE D: 10,950 SF



Location/Amenities

Route 3	6 min 2 miles
I-95	6 min 2 miles
Cambridge	17 min 10 miles
Boston	20 min 15 miles
Logan International Airport	25 min 18 miles

Proximity To:

-  80 Restaurants
-  75 Retail Stores
-  10 Hotels

