

BEDFORD WOODS

Class A Office/R&D

Two building campus
opportunity up to 330,000 SF



FOR LEASE

174/176 MIDDLESEX TURNPIKE
BEDFORD, MASSACHUSETTS

NEWMARK

BEDFORD WOODS

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

QUALITY CAMPUS

Bedford Woods consists of two interconnected state-of-the-art facilities which together offer **328,232 square feet of first class office/R&D space** on 54.5 acres. 174 Middlesex Turnpike is a four-story, 188,220 square foot building completed in December 2001 and the adjoining 176 Middlesex Turnpike is a three-story, 140,012 square foot building. The two properties are connected via a glass enclosed sky bridge and allow connectivity. The pair of class A buildings boasts an on-site fitness center and a full-service cafeteria, and is surrounded by area jogging trails and the naturally wooded setting of an 80-acre development.

OVERVIEW

Built in 2001, Bedford Woods is located on **55 acres** adjacent to Route 3 just 15 miles northwest of Boston in Bedford, MA.



LOCATION

Located immediately alongside Route 3 in Bedford, Massachusetts, just 15 miles northwest of Boston, it is conveniently located with access to almost all parts of eastern Massachusetts and southern New Hampshire. The property has easy access to Route 3, Route 128 and Route 495, providing direct access to all parts of the region.



Glass enclosed sky bridge



FOR LEASE

PROPERTY SPECS

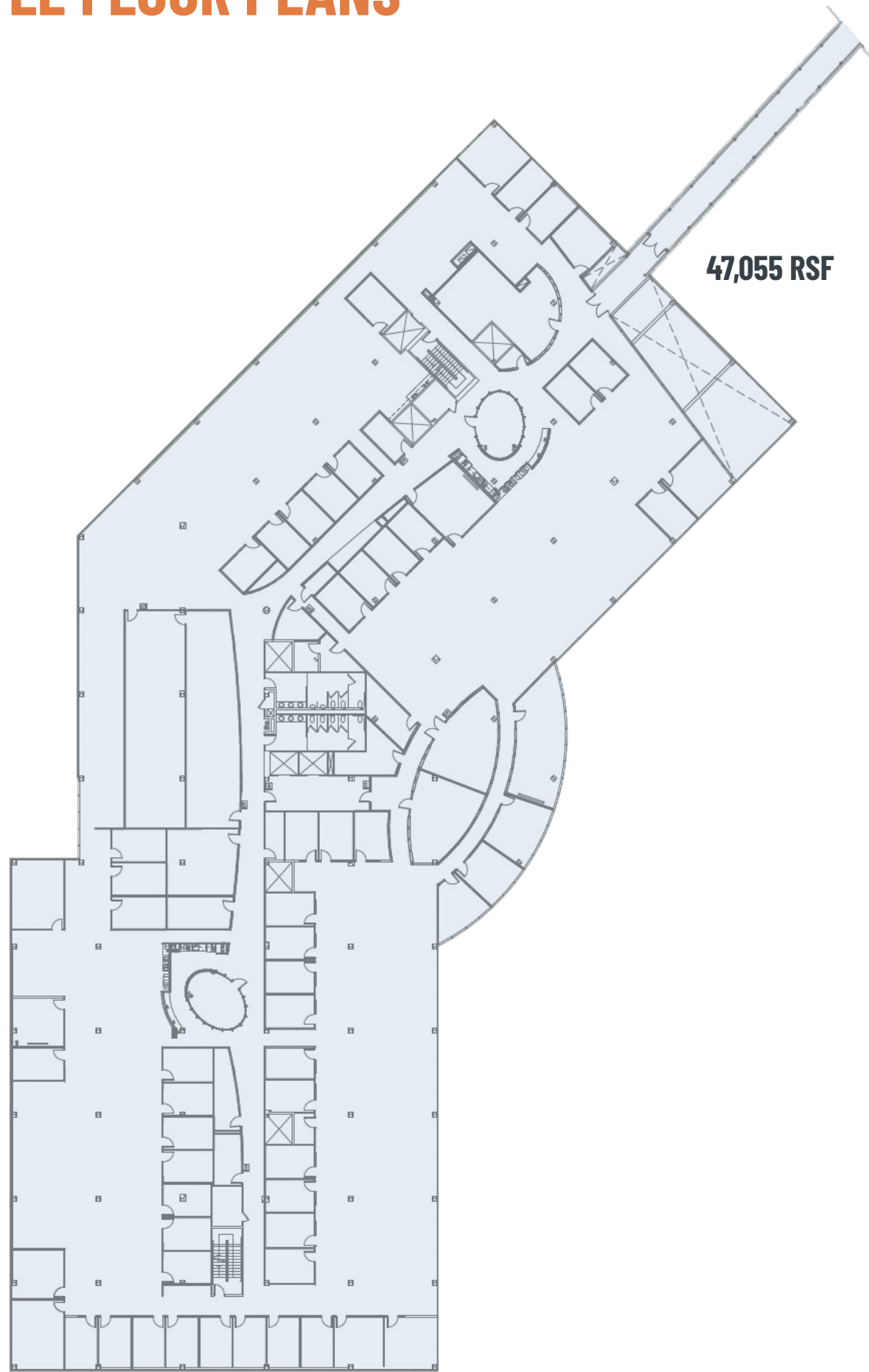
ADDRESS	174 & 176 Middlesex Turnpike, Bedford, MA
SITE AREA	54.5 acres
BUILDING SIZE	328,232 total SF 174 Middlesex Turnpike: 188,220 rentable square feet 176 Middlesex Turnpike: 140,012 rentable square feet
NUMBER OF FLOORS	174 Middlesex Turnpike: Four 176 Middlesex Turnpike: Three
FOUNDATION	Poured 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



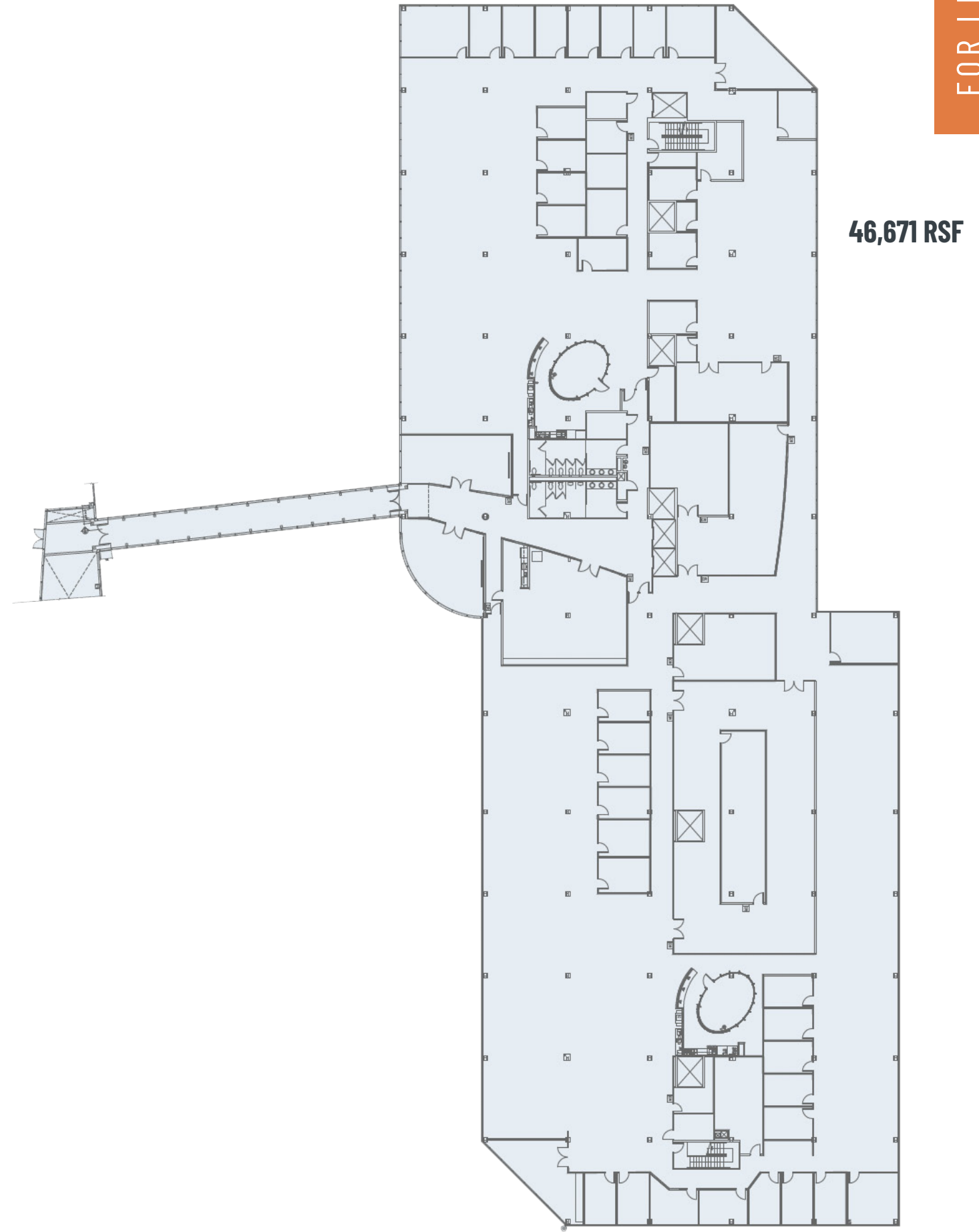
FOR LEASE

SAMPLE FLOOR PLANS

FOR LEASE



174 MIDDLESEX TURNPIKE



176 MIDDLESEX TURNPIKE

LOCATION & ACCESSIBILITY

FOR LEASE

WAYSIDE COMMONS

THE DISTRICT BURLINGTON

ROW 34

LIFETIME

BURLINGTON MALL

3RD AVE



Wegmans

AREA LIFE SCIENCE/ TECHNOLOGY EMPLOYERS



MEDICA

BATH • KITCHEN • LIGHTING

BEDFORD WOODS

MIDDLESEX TURNPIKE

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NEWMARK

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