



PRIME OFFICE SPACE OFFICE / MEDICAL / TECHNOLOGY

FOR LEASE

175 Great Road, Bedford, MA
2nd Floor 3,900 RSF Remaining
Recently leased to Vivonics, Inc.
& Hub Recruiting



HIGHLIGHTS

- Prime Location
- Within 2 Miles to Route 128 & I-95
- Close proximity to many Restaurants & Retailers
- 75+ Parking Spaces
- Great Visibility

AREA RETAILERS

- Whole Foods
- Marshall's
- Starbucks
- Bank of America
- Verizon
- Stop & Shop
- TJ Max
- Home Goods
- Staples
- & More...

PROMINENT LOCATION ON ROUTE 225 & ROUTE 4 CORNER OF WEBBER AVENUE

DESCRIPTION:

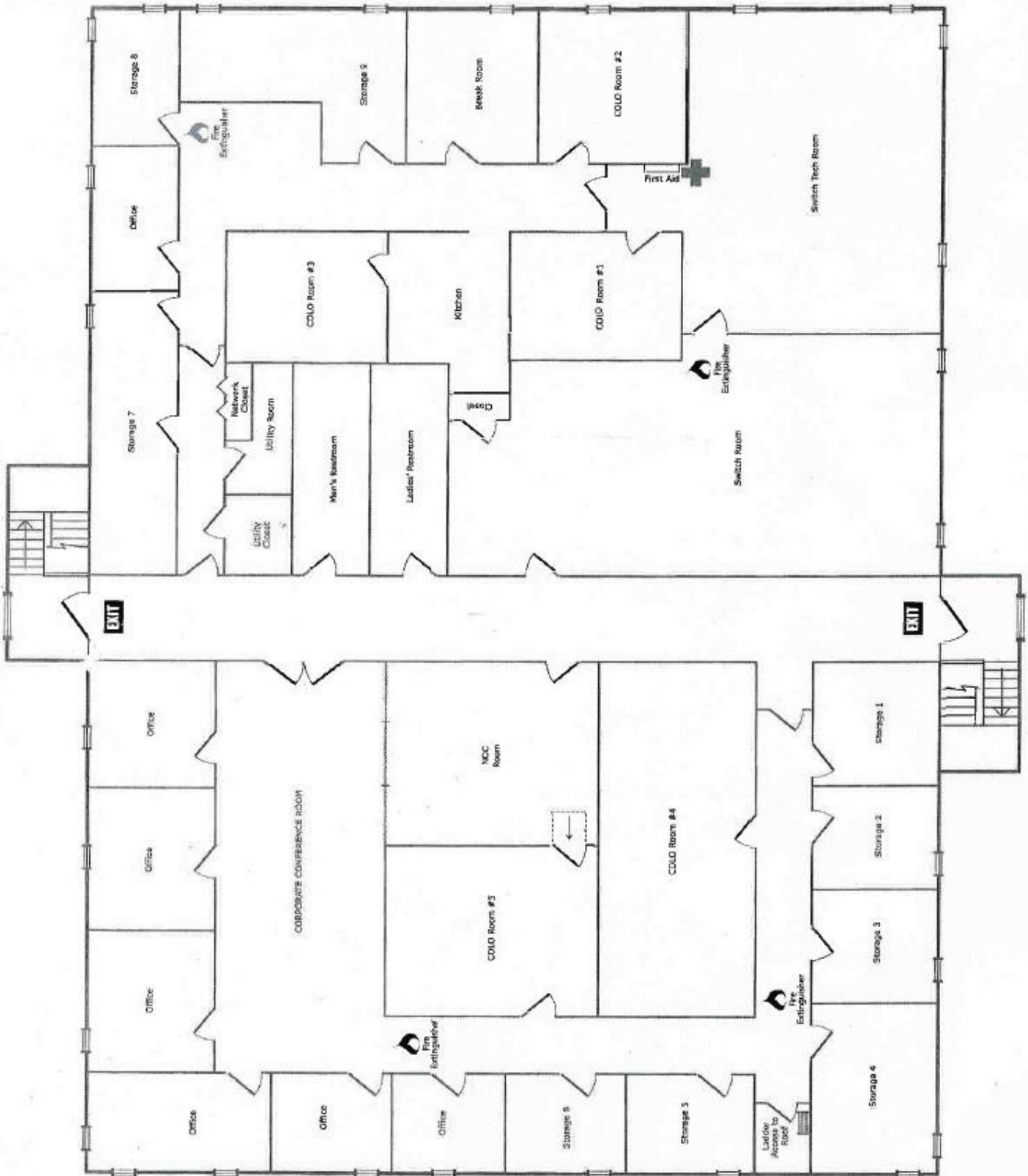
Denenberg Realty Advisors has been exclusively retained to market for lease remaining 3,900 RSF at 175 The Great Road in Bedford, MA. The space is located on the first and second floors and it can be sub-divided in a variety of configurations. This 19,044 +/- square foot Office Building has 75 parking spaces on site. The building is highly visible and in an ideal location for office, data center or medical use. This building was formerly used as a data center and it contains a sophisticated back up power system operated by both a battery and a generator. There is also state of the art fiber optics and an excellent cooling system. A portion of the first floor is leased to TD Bank with a drive-thru.

3,900 RSF – 2nd Floor Office Space

This is an excellent opportunity for a variety of users seeking the benefits and amenities of this well positioned property.

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Office Space – Second Floor
3,900 +/- RSF

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



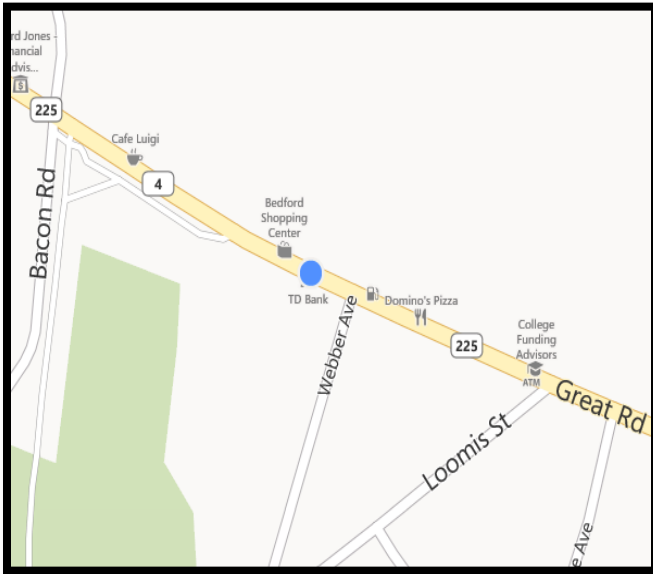
TD Bank Occupies the Majority of the First Floor

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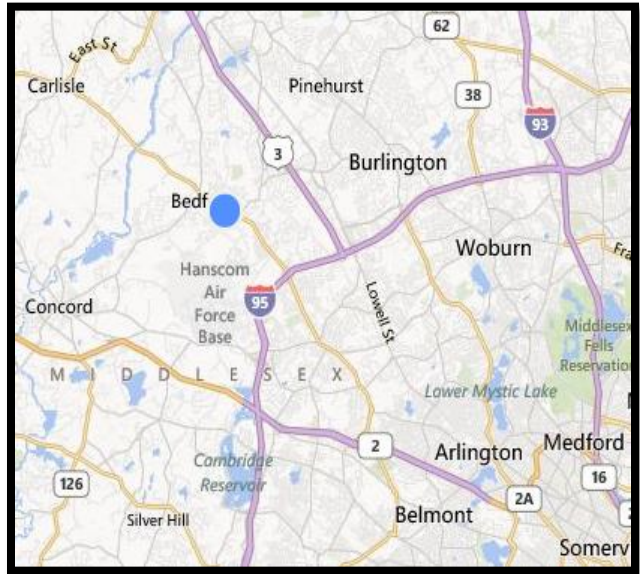
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**Aerial View from the front of the building on Gould Street
5 Parking Spaces per 1,000**



Street View



State View

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