

201

Burlington Road
BEDFORD, MA

**FIRST CLASS
LIFE SCIENCE
AND OFFICE SPACE
OPPORTUNITY**



Owned By:



CBRE

THE BUILDING

201 Burlington Road offers an exciting leasing opportunity located at the heart of suburban Boston's most dynamic submarket on the Burlington/Bedford line, in Bedford, Massachusetts. 201 Burlington Road is a modern facility, which can accommodate a variety of life science uses for today's evolving tenant needs. 201 Burlington Road is the perfect environment for tenants who desire state-of-the-art lab space that also offers true on/off highway access while benefitting from a growing life science community along the 128/Route 3 corridor.

201
Burlington Road



FITNESS FACILITY



BICYCLE STORAGE



CAFE SERVICES



ATRIUM LOBBY



SKY BRIDGE

IN-BUILDING AMENITIES

201 Burlington Road offers access to an amenity center. The center includes a state-of-the-art fitness center, a grab-n-go cafe, a Bridge Lounge for casual and collaborative work, and a bike storage area, which provides convenient and quick access to the area's outstanding retail opportunities.

AREA AMENITIES

201 Burlington Road is conveniently situated within suburban Boston's most developed live-work-play community, providing its tenants with access to amenity options ranging from upscale dining to an endless array of convenience shopping options. Numerous retail and restaurant amenities offering employees abundant services are located within walking distance or a short drive. Walkable amenities include several restaurants such as The Melting Pot, FlatBread Company and Bamboo. Nearby amenities include the Primrose School of Burlington, four hotels, as well as the area's newest retail development at 3rd Ave Burlington, which has Wegman's, Kings Dining & Entertainment, Tony C's, The Bancroft, Redstone restaurants and Lifetime Fitness.

THE ACCESS

With prominent visibility from Route 3 at Exit 26, 201 Burlington Road offers unparalleled access to the region's central highways, Route 3 and Route 128. Situated in the center of the Route 128/Route 3 tech corridor, 201 Burlington Road enjoys easy access to the Boston metropolitan business community and labor force as well as direct access to downtown Boston and Logan Airport.



BURLINGTON

SUBWAY
DUNKIN'
Citizens Bank

BEDFORD
MITRE

201
Burlington Road

Beth Israel Lahey Health
Lahey Hospital & Medical Center

BURLINGTON MALL

LEGO BAZILLÉ FOGO DE CHÃO
PRIMARK macy's Apple SHAKE SHACK
The Cheesecake Factory lululemon Crate&Barrel
Fred Meyer sweetgreen NORDSTROM

PRESSÉ TUSCAN KITCHEN
ROW 34 TAVERN IN THE SQUARE black & blue

White Coconut CHAT RESTAURANT BANK OF AMERICA Starbucks

95 128

MIDDLESEX TURNPIKE

DCU

3RD AVE
LIFETIME WEGMANS
K-I-N-G-S BANCROFT

HOTELS
ARCHER HOTEL extended STAY AMERICA
Residence INN SONESTA Simply Suites

TASHAN Bamboo
Panera Melting Pot

NETWORK DRIVE
VERICEL ORACLE
citrix VERACODE SAREPTA THERAPEUTICS
Stantec BROAD INSTITUTE

instylla
Lantheus

62 3

EXIT 26

CROSBY DRIVE

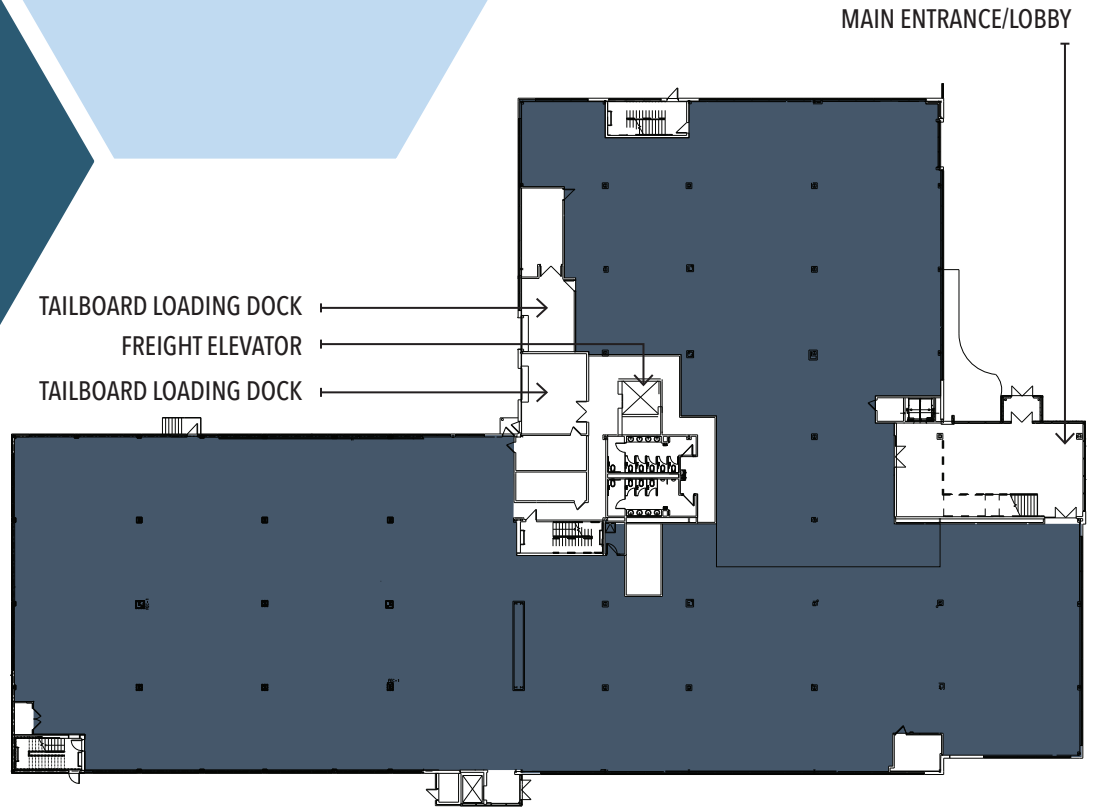
SOFT ROBOTICS aspentech PULMATRIX
FUJIFILM Value from Innovation Robot ultragenyx Ocular THERAPEUTICS
SAREPTA THERAPEUTICS Quanterix RESILIENCE

FLOOR PLANS

NORTH BUILDING
FIRST FLOOR

OPTION 1: SINGLE TENANT

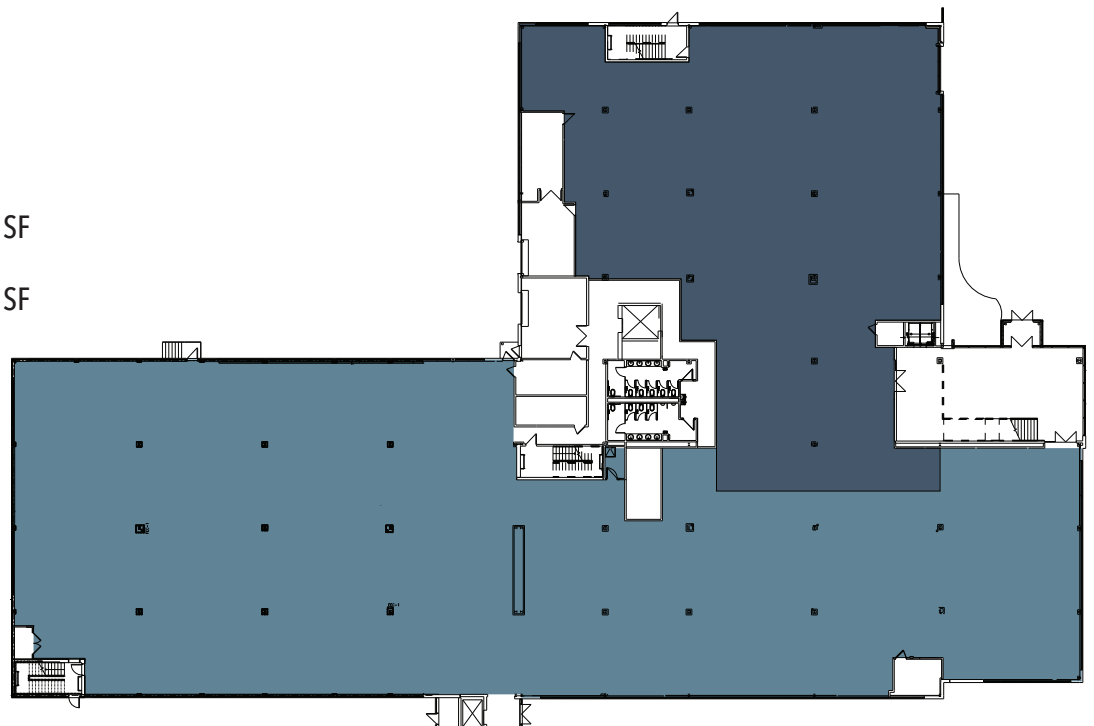
TOTAL | 45,000 SF



OPTION 2: SUBDIVIDED

TENANT 1 | 13,000 SF

TENANT 2 | 27,000 SF



BUILDING DETAILS

LAND AREA:	9.3 acres
BUILDING SIZE:	135,000 SF
FLOOR-TO-DECK HEIGHT:	15'
FLOOR-TO-JOIST HEIGHT:	13'
PARKING:	3.3/1,000 SF
LOADING:	Two (2) Tailboard Loading Docks (common)
ELECTRICITY:	5 Watts/SF Office 277/480 Volt, 3 phase, 4 wire 15 Watts/SF Lab
PLUMBING:	Building-managed pH neutralization, central tepid water loop
CONSTRUCTION:	Steel construction, slab on grade
ROOF:	TPO membrane
HVAC:	Gas Fired DX units. 1.75 CFM per usable SF based on 60% lab
GENERATOR:	5 Watts per usable SF - Lab
FACADE:	Metal paneling with ribbon windows and dramatic two-story glass atrium lobby
FIRE PROTECTION:	Wet sprinkler system
UTILITIES:	ELECTRIC: Eversource GAS: National Grid WATER & SEWER: Town of Bedford

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Burlington Road

IN THE HEART OF
THE ROUTE 128/
ROUTE 3 TECH
CORRIDOR

**FOR MORE
INFORMATION,
PLEASE
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