



135 South Road
Bedford, MA

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ESTATE

Contact
Erin Harvey
+1 (781) 820-4208
erin.harvey@eqtpartners.com

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 R&D, life science, and advanced manufacturing 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.





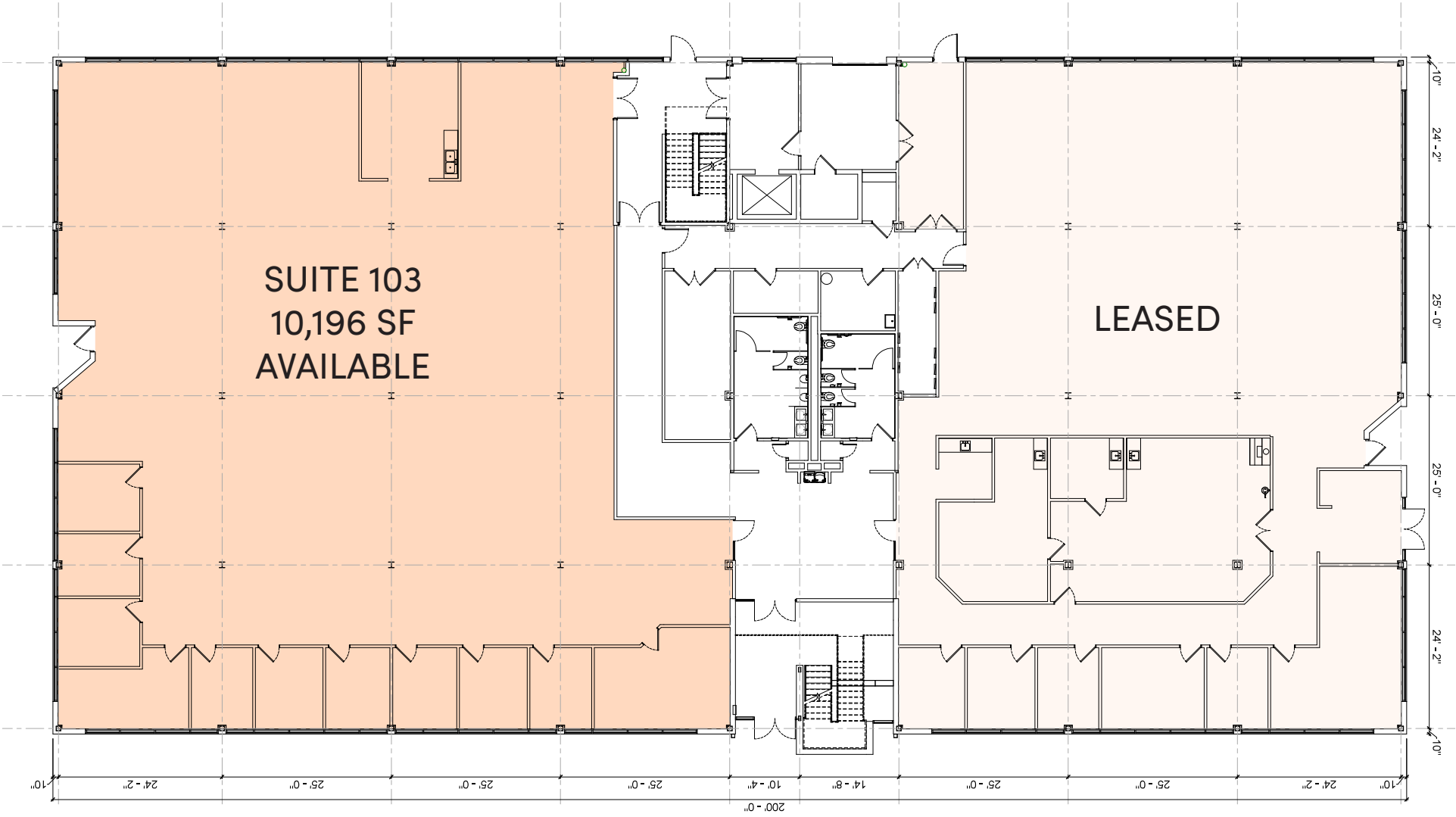
135 South Road, Bedford, MA

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 103: 10,196 SF (Office/R&D/Manufacturing) 2nd Floor - Suite 203: 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

Floor Plan

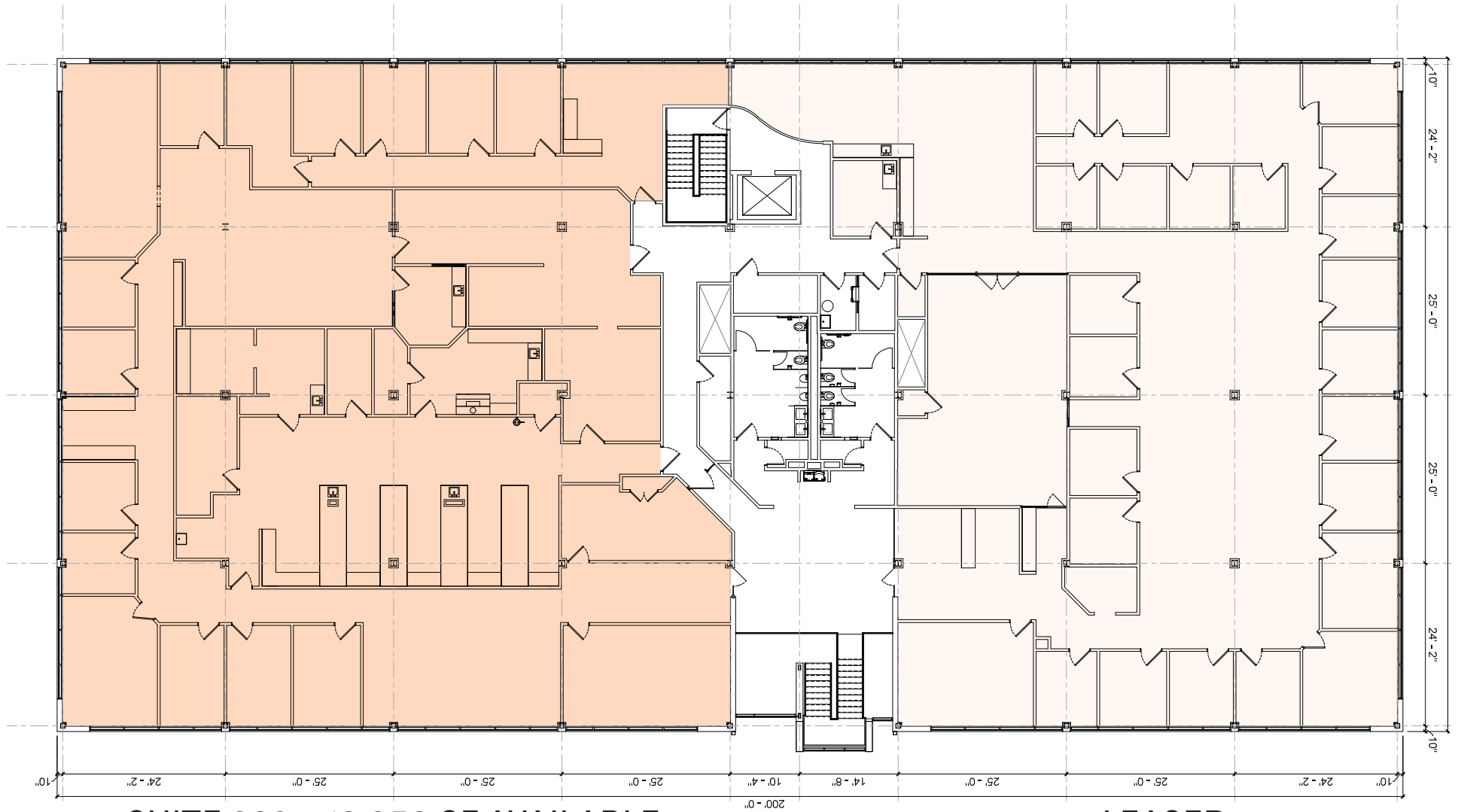
1ST FLOOR - SUITE 103: 10,196 SF



135 South Road

Floor Plan

2ND FLOOR - SUITE 203: 10,950 SF



SUITE 203 - 10,950 SF AVAILABLE

LEASED

135 South Road

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

Local Amenities



135
South Road

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Bedford/Lexington Corporate Companies

