

	A	B	C	D	E	F	G	H	I	J	K
1	Available Space and Land - Bedford, MA - Updated September, 2023										
2	I. Commercial/Retail/Office										
3	Address	Class/Type	Available Space (SF)	Type of Use	Broker Flyer	Business District	Contact	Misc/Amenities			
4	Great Road Village 363 Great Road	B	4,596 SF total 2nd Flr: 3,396 SF 1st Flr: 1,200 SF	Commercial, Office/Retail \$20.00/SF/NNN	Broker Flyer LoopNet	Bedford Center	James Kalogeropoulos RE/MAX 774-696-1810	Office/commercial/Studio space			
5	328 Great Road & 30-32 Shawsheen Avenue	Retail/ Restaura nt	3 Storefronts: 1,180sf, 1,056 SF, 1,280 SF 2nd floor -9 office suites	Commerical, Office/Retail		Bedford Center	Janet Mead Surrrette 781-275-7787				
6	353 Great Road	Retail/ Commerc	1 Storefront 1,100SF	Commercial/ Office/Retail		Bedford Center	Chuck Andre 617-312-7156 RE/MAX Andrew Realty Service	Newly renovated			
7	Great Road Shopping Center 297 Great Road	Retail/ Commerci al	44,340 SF total 4 storefronts (30,000 SF , 1,200 SF, 1,200 SF and 2,400 SF)	Rare Anchor Space Retail/Commercial/R estaurant	Broker Brochure	Bedford Center	John Ferris CBRE 617-912-6871 John.Ferris@cbre.com				
8	200 Great Road	B	4 suites, 2nd floor 220 SF each	Commerical, Office	Broker Flyer LoopNet	Bedford Center	Mo Santangelo Swift River properties 781-275-1500 mo@fiprops.com				
9	175 Great Road	B	3,000sf -9,000sf For Lease 2nd Floor	Office	Office For Sublease Broker Flyer	Bedford Center	Jake Borden Colliers 617-271-5801 jake.borden@colliers.com	Available space on 2nd floor 3,000 SF and 3,800SF or 9,000SD (entire floor). 5 parking spaces per 1,000 sf leased.. Amenities within walking distance			
10	Bedford Marketplace 168 Great Road	Retail/ Commerci al	6,423SF former restaurant and 2,750SF sf former restaurant end cap	Retail, Commerical, Restaurant	Broker Flyer	Bedford Center	Andrew Murmes Atlantic Retail 617-369-5909 amurmes@atlanticrotail.com	Anchored by Whole Foods and Marshalls. Fully renovated. Signalized intersection. 700+ parking spaces. 1 mile north of I-95.			
11	49 Great Road	Commerci al/Office	For Lease 1,148 sf	Office, Commercial	49 Great Road, Broker Flyer	Bedford Center	Maria Borino Barret Sotheby's 978-503-9003				
12	54 Loomis Street	Retail Condo	For Sale Retail Café condominium	Retail, Commerical, café	Broker Flyer 54 Loomis St. #1106,	Bedford Depot Distrct	Joe Azzolino Berkshire Hathaway 978-828-7062 joe.azzolino@commonmoves.com	Condominium and café sold together. Turn-key. Licnsced for 18 seats. Dedicated on-site parking for 5 spaces.			
13	50 Loomis Street	B	1,200 sf	Medical Office/Retail serviice		Bedford Depot Distrct	Lynn Garber 617-645-5653	Amenities: minutes to Hwy 95, Rte 3. surface parking spaces. .			
14	213 Burlington Rd/Rte 62	Restaura nt/Retail	4,750 sf	Retail/Office/ Restaurant	Broker Flyer	Crosby District	Jim Convisor Convisor PG 617-839-0456 jim@conviserpg.com	Amenities: Outdoor Patio. Mixed use building with office and retail Fully renovated 150 parking spaces			
15	165 Middlesex Turnpike	Commerci al	For Sale: 502 sf \$79,000		Broker Flyer	Crosby District	Tom Caldarone Omni Properties, LLC 978-397-4227	Professional Office Condo. Unit 206. End unit with reception area and two offices Ample parking.			

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16	18 North Road	Commercial	For Lease 550 sf. Office Space 1 Suite Second Floor	Commercial Services/Office	Broker Flyer 18 North Road Suzanne & Company	Bedford Center	Suzanne Koller Suzanne & Co. 781-275-2156 team@suzandco.com	wi-fi included. On site parking			
17	165 Middlesex Turnpike	Commercial	For Lease	Commercial Services	Broker Flyer	Crosby District	Zahra Zoglauer Hathaway Home Services Commonwealth Real Estate 617-320-5815 zahra.zoglauer@commonmoves.com	Professional Office Condo. Unit 106. second floor. Reception area and 2 private offices. Ample parking			
18	Emerson Place 41-55 North Road	B	7,920 SF total 1st floor: 4 suites 2nd Flr: 1 suite 2,851 SF	Office \$23.00-30.00/SF/yr	Broker Flyer 128 CRE	Bedford Center	Tyler Capecci 128 Commercial Real Estate Brokers tylerc@128cre.com 617-961-1028	Spaces range from 650 -SF to 2,851 SF. Carpeted, A/C. 102 surface parking spaces			
19	II. Industrial -Office-Lab-Flex Space										
20	Address	Class/Type	Available Space (SF)	Type of Use	Broker Flyer	Business District	Contact	Misc/Amenities			
21	135 South Road	B	Coming Soon For Lease Lab ready shell R+D Space	Lab, Clean Room, Office Space	Broker Flyer	Bedford Depot District	Erin Harvey, EQT Exeter erin.harvey@eqtexeter.com 781-820-4208	Amenities: Walk/Bike to Minuteman Bikepath. 50 surface parking space Direct access to loading docks.			
22	4 Preston Court	B	For Lease 1,000 SF to 13,730 SF 3 spaces: 1,000 SF, 4,900 SF, 7830SF	Office	Broker Flyer	Wiggins District	Jeremy Cyrier Mansard Commercial Services 617- 674-2043 advisors2@mansardcre.com	13 on site parking spaces. a/c, remodelind 2020/2021			
23	4 Preston Court	B	For Sale Investment Property 24,751 SF	Multi Tenant Flex. Office/R &D /Lab/Light mnaufacturing	Broker Flyer	Wiggins District	Jeremy Cyrier Mansard Commercial Services 617- 674-2043 advisors2@mansardcre.com	80% leased; 2020 & 2021 renovation. 4,500lb passenger/freight elevator. 90 on site parkng spaces			
24	4-6 Alfred Circle	B	4,166 SF for lease \$17.50 SF NNN	Flex/R&D/Office,	Broker Flyer 4-6 Alfred Circle	Wiggins District	David Gillkie R.W. Holmes CRE 598-650-9905 dgilke@rwholmes.com	8 private offices, 2 bathrooms, kitchenette area and an open conference area. Has ground level loading dock. 11' clear height			
25	201 Burlington Rd	B	13,000-45,000 SF North Building 1st Floor	Office & Life Science Space	Broker Flyer 201 Burlington RD	Crosby Drive	Brian Mckenzie CBRE 617-439-7813 brian.mckenzie@cbre.com	Amenities: MBTA bus. Onsite fitness center, café, bordge lounge, and bike storage. Minutes to Route 3			
26	209 Burlington Rd	B	1,758 SF for lease Floor 2: 1,758 SF	Office Space	Broker Flyer	Crosby Drive	Tom Aitken Avison Young 617-758-8475 tom.aitken@avisonyoung.com	Amenities: Access to executive conference rooms, 48 seat state of the art conference facility and covered executive parking. MBTA bus. Minutes to Route 3			

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27	213 Burlington Road	B	6,950 RSF for lease	Restaurrant space		Crosby Drive	Ian Curran Curran Management 781-276-8780 617-750-4202 ian@curranmgmt.com	Corner of Middlesex Turnpike and Burlington Road. 400 parking spaces. Existing restaurant infrastructure in place. Nearly full plug n play			
28	213 Burlington Road	B	4,400 SF for lease subdividable	Retail or office/commercial		Crosby Drive	Ian Curran Curran Management 781-276-8780 617-750-4202 ian@curranmgmt.com	Amenities: 40 feet of frontage with direct street visibility. 400 parking spaces. 5 restaurants in building. MBTA bus. Route 3 adjacent.			
29	The Xchange 14 Crosby Drive	A	5,678 SF 1st Floor	Office	Broker Flyer 14 Crosby	Crosby Drive	Matt Danierls JLL Matt.Daniels@am.jll.com 617-531-4220	Café, courtyard, gym, EV charging, ample parking			
30	The Xchange 18 Crosby Drive	A	79,500 SF Plug n Play/ Flex Space 1st Floor 53,00 SF 2nd Floor 26,500 SF	Flex Space /R&D Innovation Space	18 Crosby Flex Property for Lease Flyer	Crosby Drive	Michael O'Leary Cushman Wakefield 617-279-4585 michael.oleary@cushwake.com	State of the art facilities . 14' ceilings. 1 tailboard loading dock, 1 overhead door. Built 2022.Ample on site parking			
31	The CORE Crosby Drive	34 A	Sublease 8,631-19,036 SF Avaialble	Office space 1st floor 8,631 sf 2nd floor 10,405 sf	Hunneman Broker Flyer	Crosby Drive	Jim Boudrot 617-957-1407 jboudrot@hunnemanre.com	Fully furnished,plug and play café, confernce center, day care, fitness center, walking trails.			
32	THE CORE Crosby Drive	36 A	Sublease 2nd floor 5,102 Office Space	Office	Broker Flyer Bldg 9 - Phase II (loopnet.com)	Crosby Drive	Matthew Malatesta 617-863-8578 Newmark TPG	12 foot unfinished ceiling. Ample on-site parkng			
33	THE CORE Crosby Drive	28 A	Sublease 1st Floor 53,000 SF 2nd Floor 26,000 SF	Office/R&D	Property Flyer	Crosby Drive	Evan Gallagher/Tim Allen Colliers International 617-669-4561/860-202-8409 Evan. Gallagher@colliers.com Tim.Allen@colliers.com	Amenities: Commuter shuttle from Alewife. Controlled access, banking, on-site daycare, food service, restaurant, security system,energy efficient. On Rte 3			
34	Crosby Drive Business Center 19 & 23 Crosby Drive	B	7,808 total 3 spaces 1,564, 2,730 & 3,514 SF	Office and Flex \$15.50/SF/YR	Broker Flyer LoopNet	Crosby Drive	Brett Marley Marley Properties 781-890-9797 ext. 104	Onsite daycare, A/C, ample on site parking			
35	35 Crosby Drive	A	210,000 SF. Flex Space Can subvide 1st Floor 90,000 SF 2nd Floor 90,000 SF 3rd Floor 30,000 SF	Life Sciences, Advanced Manufacturing, production, R&D	Broker Flyer www.loopnet.com/Listing	Crosby Drive	Richard Ruggiero 617-863-8550 Torin Taylor 617-863-8587 Newmark	Major renovation started. New Loading Dock, upgarded lobby and amenities package. 35' clear height; 640 standard parking spaces; 4,000 Amps			
36	36 Middlesex Tpk		48,000 SF total Single story building	Flex Space	Broker Flyer	Crosby Drive	Erin Harvey, EQT Exeter erin.harvey@eqtexeter.com Tom Aitken, Avison Young 617-758-8475 tom.aitken@avisonyoung.com	Includes 6,000 SF GMP Box to be constructed.. 146 onsite parking spaces.14" clear height 2 full height dock doors with additional planned.			

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37	44 Middlesex Turnpike	A	147,000 SF	Life Sciences, Advanced Manufacturing, production, R&D	https://www.loopnet.com/Listing/44-Middlesex-Tpke-Bedford-MA/26628750/?siteid=5075	Crosby Drive	Rory Walsh 617-863-8584 Newmark	Avaiailable January 1, 2024			
38	54 Middlesex Tpke	A	One Suite for lease Second Floor 3,425 SF	1st Floor: Office/Retail -\$30.00/SF/YR 2nd Floor: Office	Broker Flyer	Crosby Drive	Tom Aitken Avison Young 617-758-8475 tom.aitken@avisonyoung.com	two elevators, full height loading dock			
39	1 Oak Park Drive	B	5,800 -11,000 SF First Floor	Office /R&D	Broker Flyer LoopNet	Crosby Drive	Michael Freedman Suffolk Advisors 617-894-8215 michael.freedman@suffolkadvistors.com	Shell space can be customized for lab or general office space. New roof/parking lot. Grad Loading Dock Access. 30+ surface parking spaces. MBTA bus			
40	14 -16 Oak Park Drive Riverwalk Labs	A	168,000 SF total suites Lab/Offfloor Bldg 14 32,275-48,001 sf Bldg 16 41,791-46,791 sf	Retrofit. New renovated resarch flex space	riverwalk labs brochure (riverwalklabs.com)	Crosby Drive	Duncan Gratton 617-279-4585 duncan.gratton@cushwake.com Michael O'Leary 617-279-4585 michael.oleary@cushwake.com	Ceiling Heigh 13' , Parking 511 Surface Spaces.. Built 1984/major renovatio 2023. 24hr accessa, atrium, restaurant, 8 loading bays			
41	172 Middlesex Tpke	A	140,000 SF total	New purpose built GMP facility	Broker Flyer LoopNet	Crosby Drive	John Lashar/Brian McKenzie CBRE 617-439-7887/617-439-7813 john.lashar@cbre.com brian.mckenzie@cbre.com	100,000 SF 1st floor, 40,000 SF 2nd floor . 36' clear height, 6,000amps power, 4 tailboard loading docks, 1 drive-in dock. 300 parking spaces			
42	174 Middlesex Tpke	B	188,200 SF total Floors 1-4: 47,055 SF each floor	Office	Broker Flyer Bedford Woods	Crosby Drive	Ron Friedman CBRE 617-439-6723 ext. 306 Ron.Friedman3@cbre.com	Amenities: 680 surface parking spaces. Cafeteria. Executive Conferenece. Fully wired.			
43	175 Middlesex Tpke	B	5,752 SF total 2nd Floor: 4,222 SF 3rd Floor: 1,530 SF	Office/ R&D/lab	Broker Flyer	Crosby Drive	David Gilkie RW Holmes Commerical RE 508-650-9905 dgilkie@rwholmes.com	Amenties: Full service cafeteria, electric car charging station. 124 surface parking spaces. Shared drive door and tailbaord dock.			
44	100 Plank Street	A	1,000-6,000 SF sudividable new construction. Available Q3 2023	Office/R&D		Crosby Drive	Brian Navarro Greylock Property Group 860-572-0272	Mixed use. First floor of new Apartment Buidling. Plentoful on-site surface parking			