



crosby center
BEDFORD, MA



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COOL CONNECTED CAMPUS
3K - 70K SF AVAILABLE

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

EAT, DRINK, STAY

- 1

3RD AVE

5 MINUTES / 2 MILES
- 2

THE DISTRICT
BURLINGTON

8 MINUTES / 3 MILES
- 3

BURLINGTON MALL
A SIMON MALL

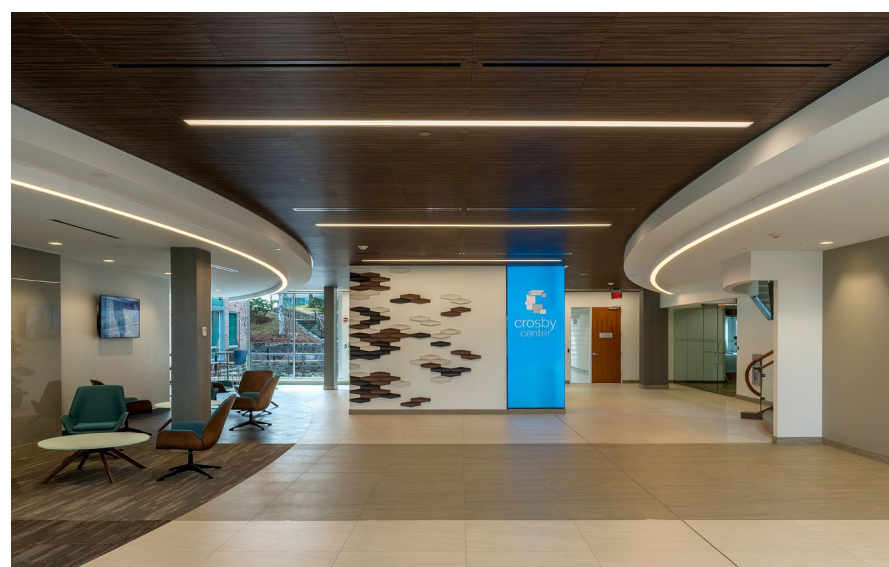
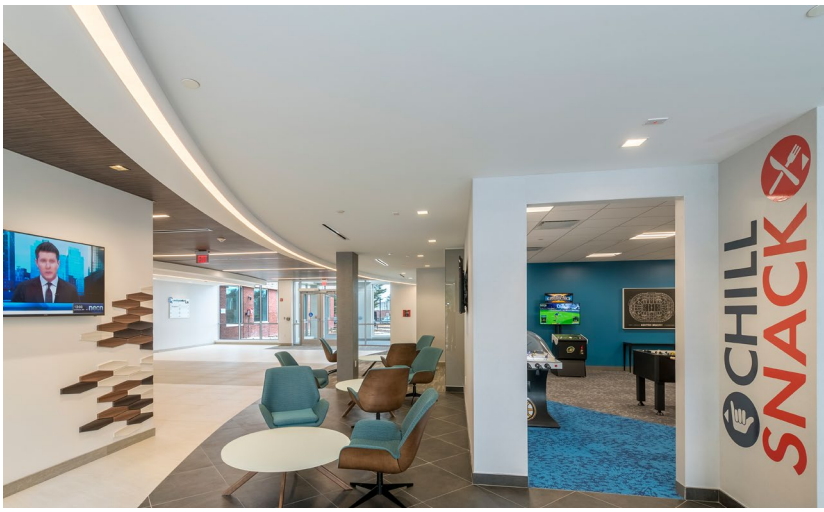
7 MINUTES / 2.7 MILES
- 4

WAYSIDE
Way to shop

8 MINUTES / 5 MILES



28 CROSBY GAME ROOM/GRAB N' GO



5 MINUTES TO I-95/ RTE. 128
10 MINUTES TO I-495

25 MINUTES TO BOSTON
30 MINUTES TO LOGAN INTL.



28 CROSBY SECOND FLOOR VIEW

PARK AMENITIES



Daily Shuttles to and from
Alewife Station



Car Wash/Detailing
Services



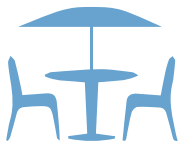
Electric Car
Charging Stations



Grab & Go in
Building 28



Basketball and Volleyball
Courts



Outdoor Courtyards and
Seating Area



Yoga Classes



Bright Horizons
FAMILY SOLUTIONS
On Site Bright Horizons
Day Care



MBTA Bus Service



Game Room



Full Service Fitness Center
with Showers & Lockers



Expanded Parking



Newly Renovated, Full
Service Cafeteria
in Building 22
Future Grab & Go in Building 34



Underground Walkway to
Amenity Center



On-Site Conference
Facility

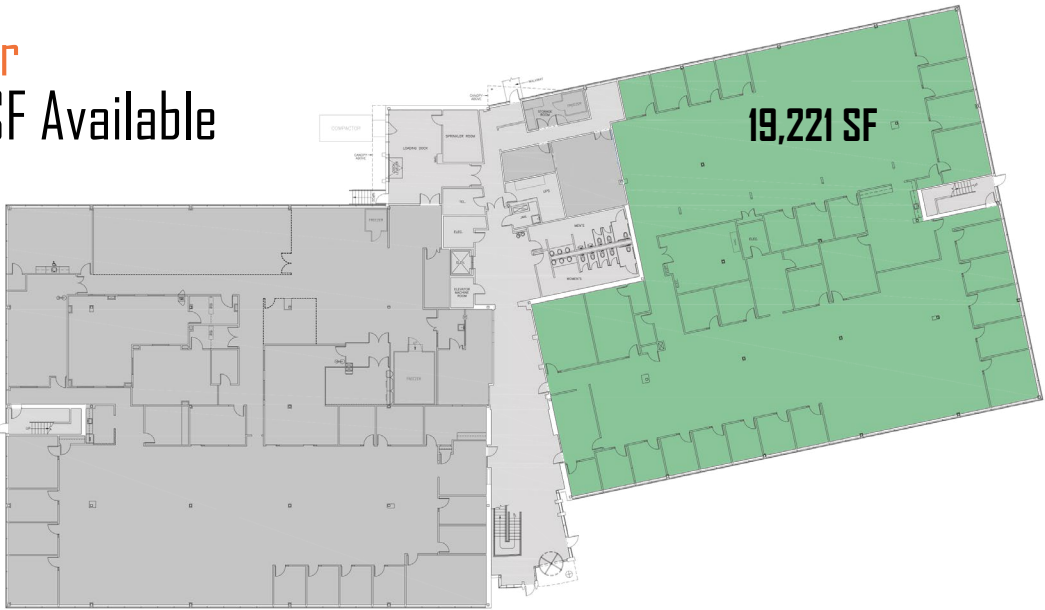


36 CROSBY

BUILDING SIZE
AVAILABLE SPACE
FLOORS
PARKING
LOADING
OTHER

79,995 SF
19,221 SF (SUBDIVIDABLE)
Two
3.2 / 1,000 SF
Tailboard Loading
Backup Generator
Hilltop Views

1st Floor
19,221 SF Available



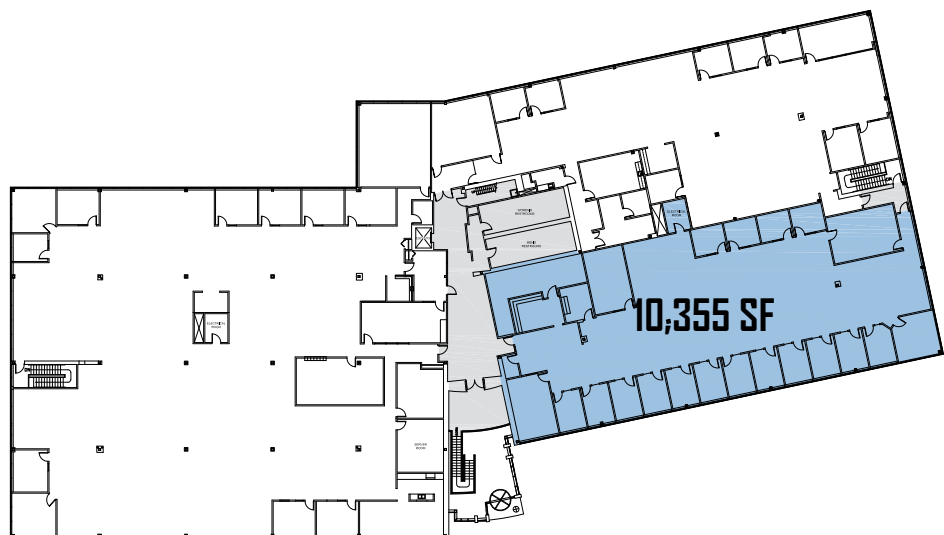
34 CROSBY

BUILDING SIZE	76,592 SF	PARKING	3.2 / 1,000 SF
AVAILABLE SPACE	22,879 SF (3,862 SF, 4,580 SF, 4,100 SF and 10,355 SF)	LOADING	Tailboard loading
FLOORS	Two	OTHER	Back Up Generator 20-Ton Ancillary Cooling Unit Planned Grab & Go

1st Floor
12,542 SF Available



2nd Floor
10,355 SF Available



CROSBY CAMPUS CONNECTION

- Nine-building 590,000 square foot, first-class, multi-tenant campus on 52 acres
- Full suite of amenities
- Located in the heart of the Crosby Drive Tech Corridor
- Strategically placed off Route 3's Exit 26
- Less than five minutes from the intersection of Route 3 and I-95 / Route 128
- Less than 10 minutes from the intersection of Route 3 and I-495
- Less than 5 minutes from the retail hub at 3rd Avenue Burlington via Middlesex Turnpike
- Route 62 retail close by in Bedford

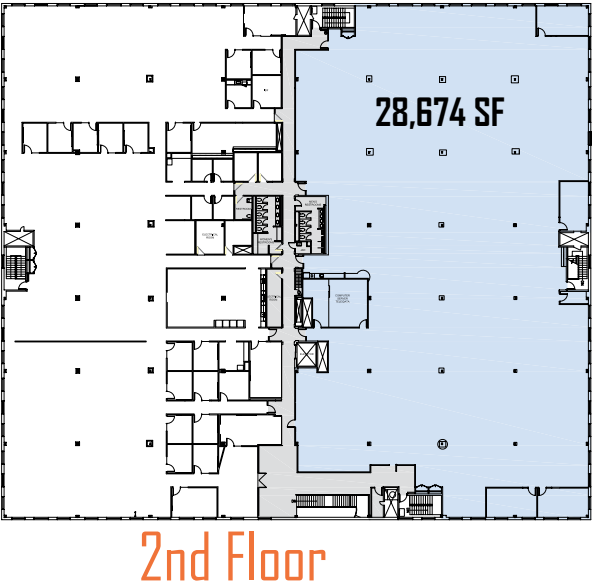
OUTSTANDING BURLINGTON AREA LOCATION

WITHOUT THE BURLINGTON TRAFFIC AND PRICE!

22
CROSBY

BUILDING SIZE 54,067 SF
AVAILABLE SIZE: 0
FLOORS Two
PARKING 3.2 / 1,000 SF
LOADING Shared Tailboard Loading

28
CROSBY



BUILDING SIZE 117,185 SF
AVAILABLE SPACE 28,674 SF
SUBDIVIDEABLE 15,000 SF +/-
FLOORS Two
PARKING 3.2 / 1,000 SF
CLEAR HEIGHT 12'9"
LOADING Two (2) tailboard loading docks
OTHER Park Game Room, New Grab & Go, New Lobby, Entries & Courtyard