



# crosby center

BEDFORD, MA



COOL CONNECTED CAMPUS  
3K - 75K SF AVAILABLE



# EAT, DRINK, STAY

1 **3<sup>RD</sup> AVE** 5 MINUTES / 2 MILES

3 **BURLINGTON MALL** 7 MINUTES / 2.7 MILES  
A SIMON MALL

2 **THE DISTRICT** 8 MINUTES / 3 MILES  
BURLINGTON

4 **WAYSIDE** 8 MINUTES / 5 MILES  
Way to shop



5 MINUTES TO I-95/ RTE. 128

10 MINUTES TO I-495

25 MINUTES TO BOSTON

30 MINUTES TO LOGAN INTL.

# 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<sup>®</sup>  
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



# 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



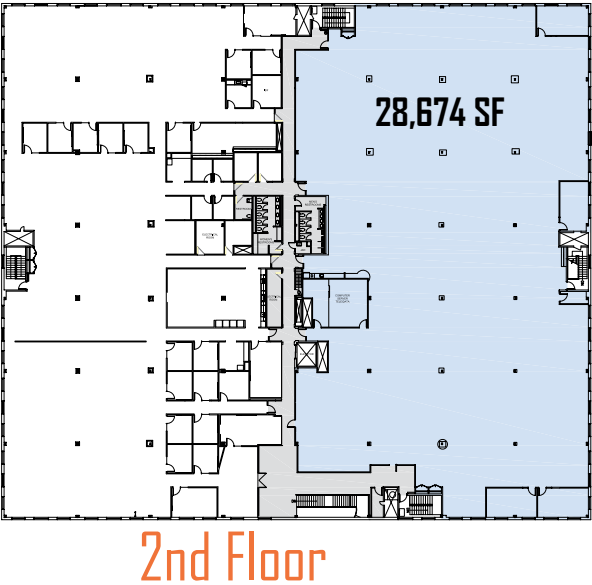


22  
CROSBY

**BUILDING SIZE** 54,067 SF  
**AVAILABLE SIZE:** 17,268SF  
**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



# 34 CROSBY

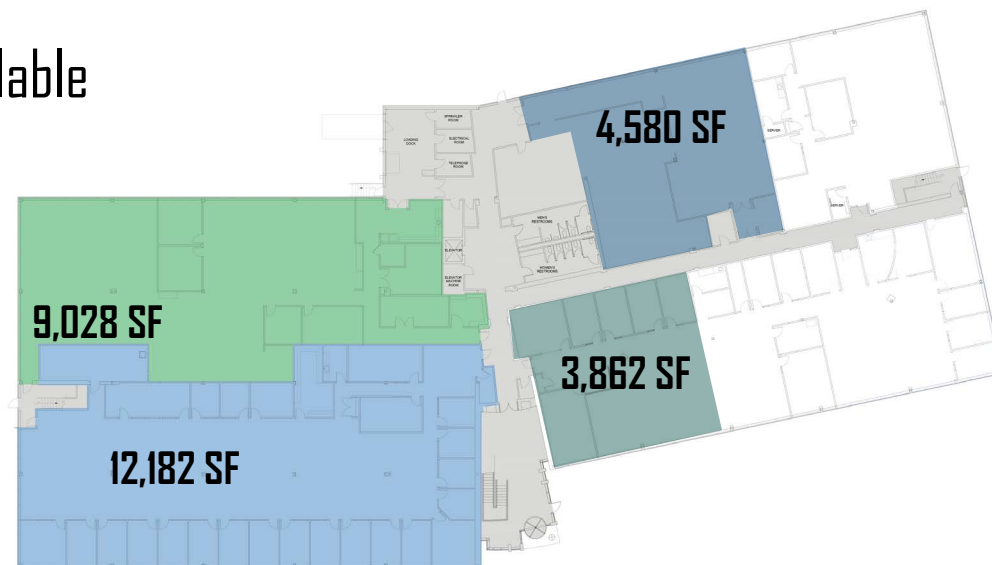


# 36 CROSBY

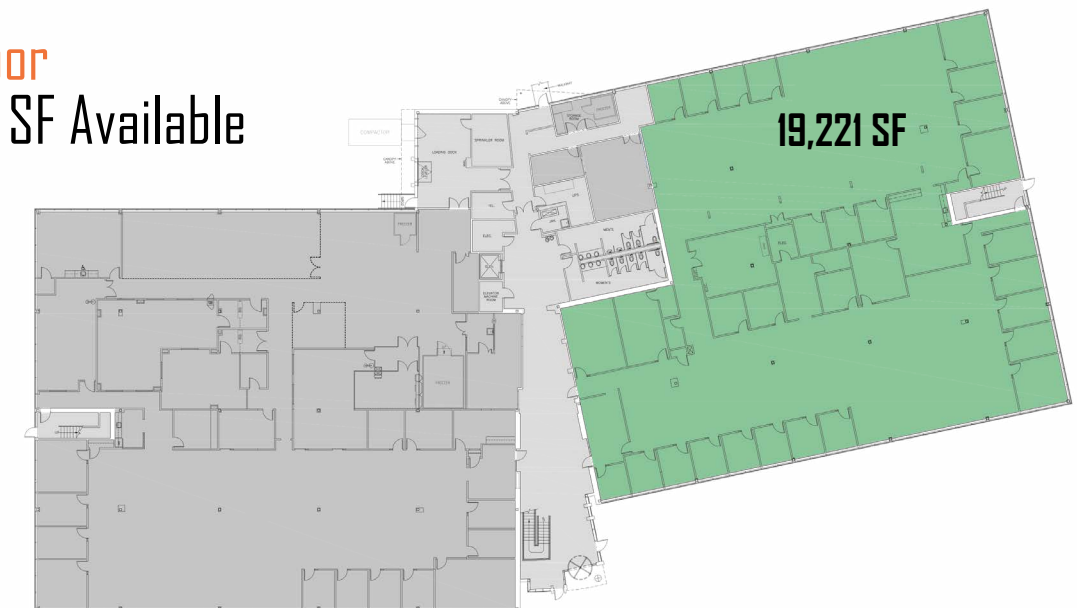
**BUILDING SIZE**  
**AVAILABLE SPACE**  
**FLOORS**  
**PARKING**  
**LOADING**  
**OTHER**

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

**1st Floor**  
29,652 SF Available



**1st Floor**  
19,221 SF Available



**BUILDING SIZE**  
**AVAILABLE SPACE**

76,592 SF  
21,210 SF (12,182 SF & 9,028 SF)  
(SUBDIVIDABLE), 3,862 RSF  
and 4,580 RSF

**FLOORS**  
**PARKING**  
**LOADING**  
**OTHER**

Two  
3.2 / 1,000 SF  
Tailboard loading  
Back Up Generator  
20-Ton Ancillary Cooling Unit  
Planned Grab & Go



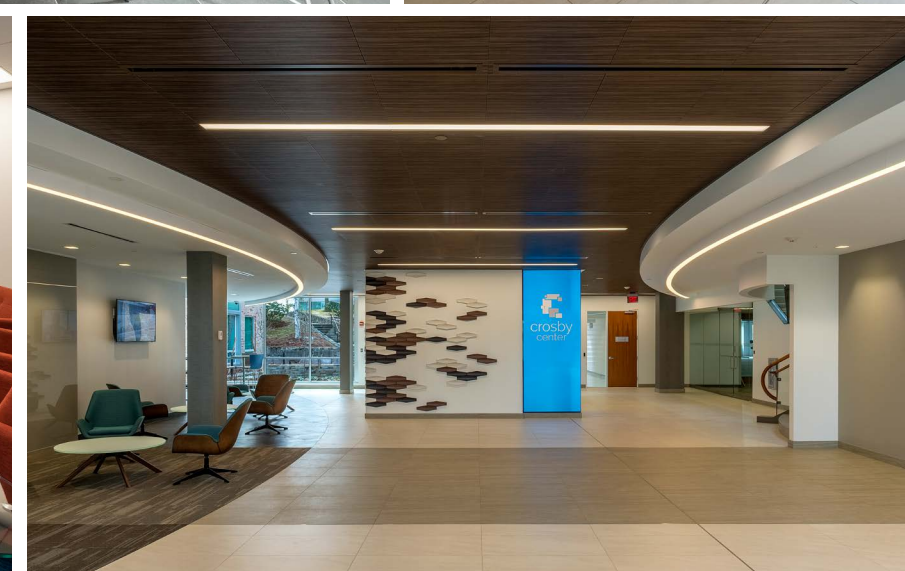
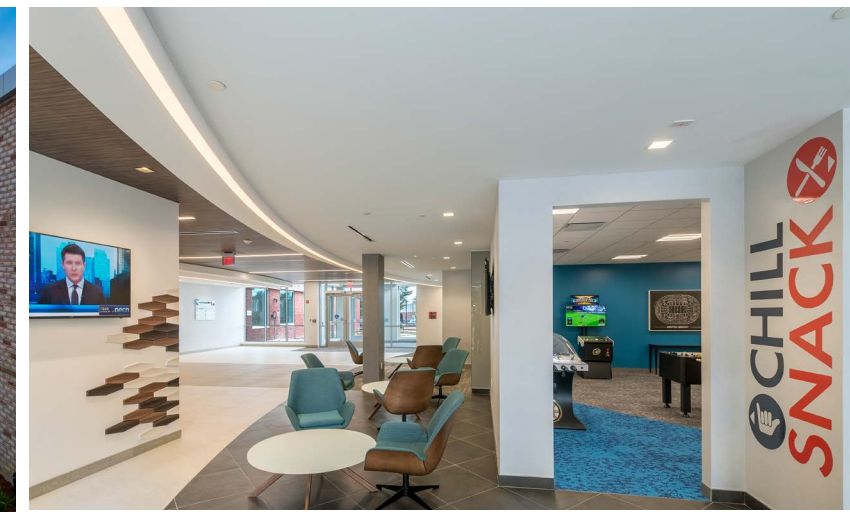


# 28 CROSBY BUILDING UPDATES



28 CROSBY FIRST FLOOR VIEW

28 CROSBY SECOND FLOOR VIEW







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**Newmark  
Knight Frank**



**NATIONAL  
DEVELOPMENT**

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.