

crosby center

BEDFORD, MA



COOL CONNECTED CAMPUS
3K - 90K SF AVAILABLE

EAT, DRINK, STAY

1 **3RD AVE** 5 MINUTES / 2 MILES

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

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

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



5 MINUTES TO I-95/ RTE. 128

25 MINUTES TO BOSTON

10 MINUTES TO I-495

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 SOLUTIONSSM
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



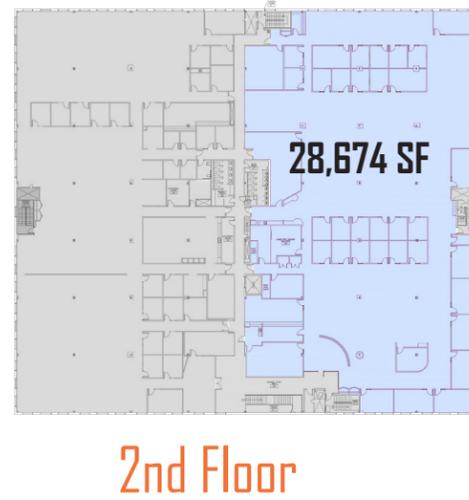
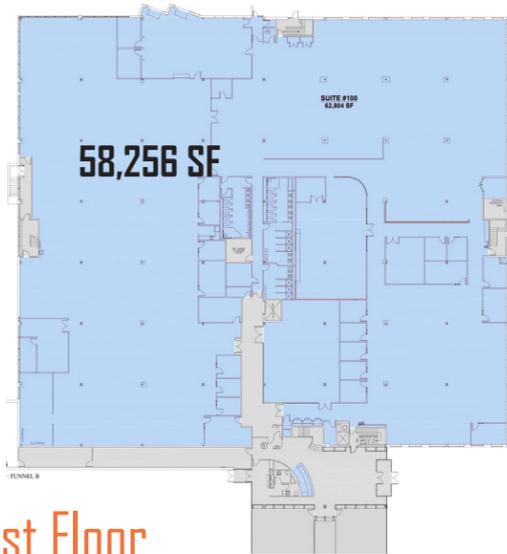
28 CROSBY



32 CROSBY

BUILDING SIZE
AVAILABLE SPACE
SUBDIVIDABLE
FLOORS
PARKING
CLEAR HEIGHT
LOADING

106,774 SF
24,855 SF
10,000 SF +/-
Two
3.2 / 1,000 SF
11'4"
Shared Tailboard Loading



**FULLY
LEASED**



BUILDING SIZE
AVAILABLE SPACE
SUBDIVIDEABLE
FLOORS
PARKING
CLEAR HEIGHT
LOADING
OTHER

117,185 SF
86,930 SF
15,000 SF +/-
Two
3.2 / 1,000 SF
12'9"
Two (2) tailboard loading docks
Park Game Room, New Grab & Go,
New Lobby, Entries & Courtyard



34 CROSBY



36 CROSBY

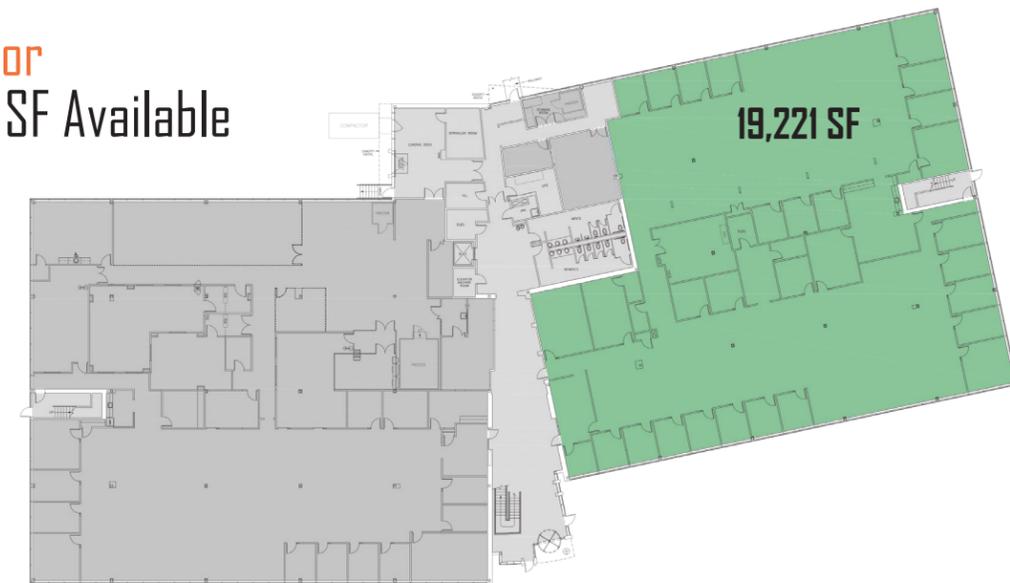
BUILDING SIZE
AVAILABLE SPACE
FLOORS
PARKING
LOADING
OTHER

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

1st Floor
25,790 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) 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

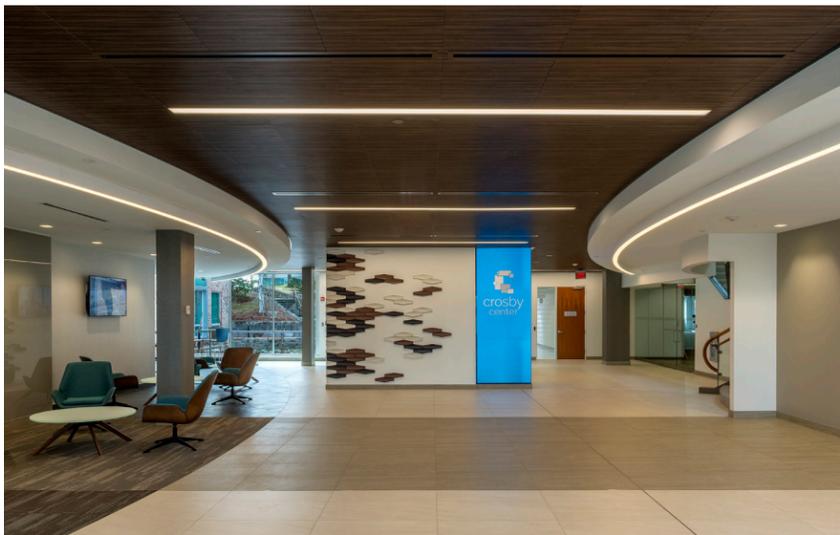
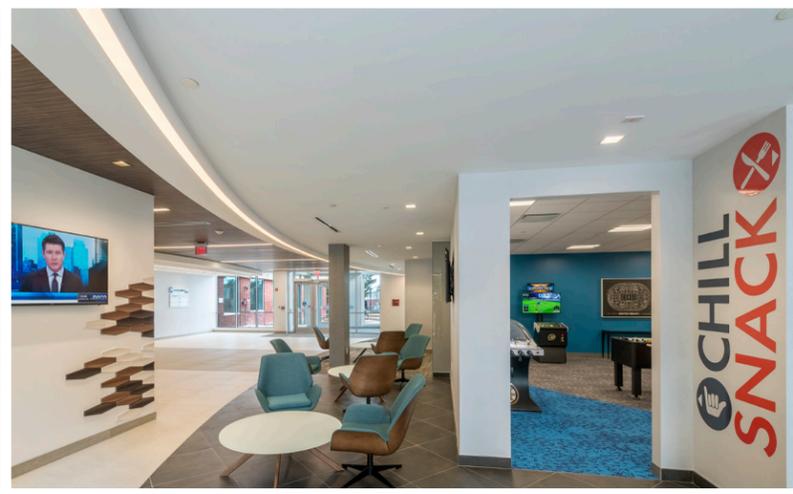


28 CROSBY BUILDING UPDATES



28 CROSBY FIRST FLOOR VIEW

28 CROSBY SECOND FLOOR VIEW





Torin Taylor
Rich Ruggiero
Matt Adams
Rory Walsh

617.863.8587
617.863.8550
617.863.8583
617.863.8584

ttaylor@ngkf.com
ruggiero@ngkf.com
matt.adams@ngkf.com
rory.walsh@ngkf.com



**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.