



crosby center

BEDFORD, MA



COOL CONNECTED CAMPUS
3K - 90K SF AVAILABLE

EAT, DRINK, STAY

1 5 MINUTES / 2 MILES

2 8 MINUTES / 3 MILES

3 7 MINUTES / 2.7 MILES

4 8 MINUTES / 5 MILES



5 MINUTES TO I-95/ RTE. 128

10 MINUTES TO I-495

25 MINUTES TO BOSTON

30 MINUTES TO LOGAN INTL.

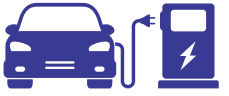
PARK AMENITIES



Daily Shuttles to and from
Alewife Station



Car Wash/Detailing
Services



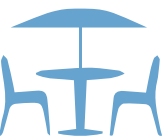
Electric Car
Charging Stations



Grab & Go in
Building 28



Basketball and Volleyball
Courts



Outdoor Courtyards and
Seating Area



Yoga Classes



Bright Horizons
FAMILY SOLUTIONS®
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
Satellite Cafe in Building 34



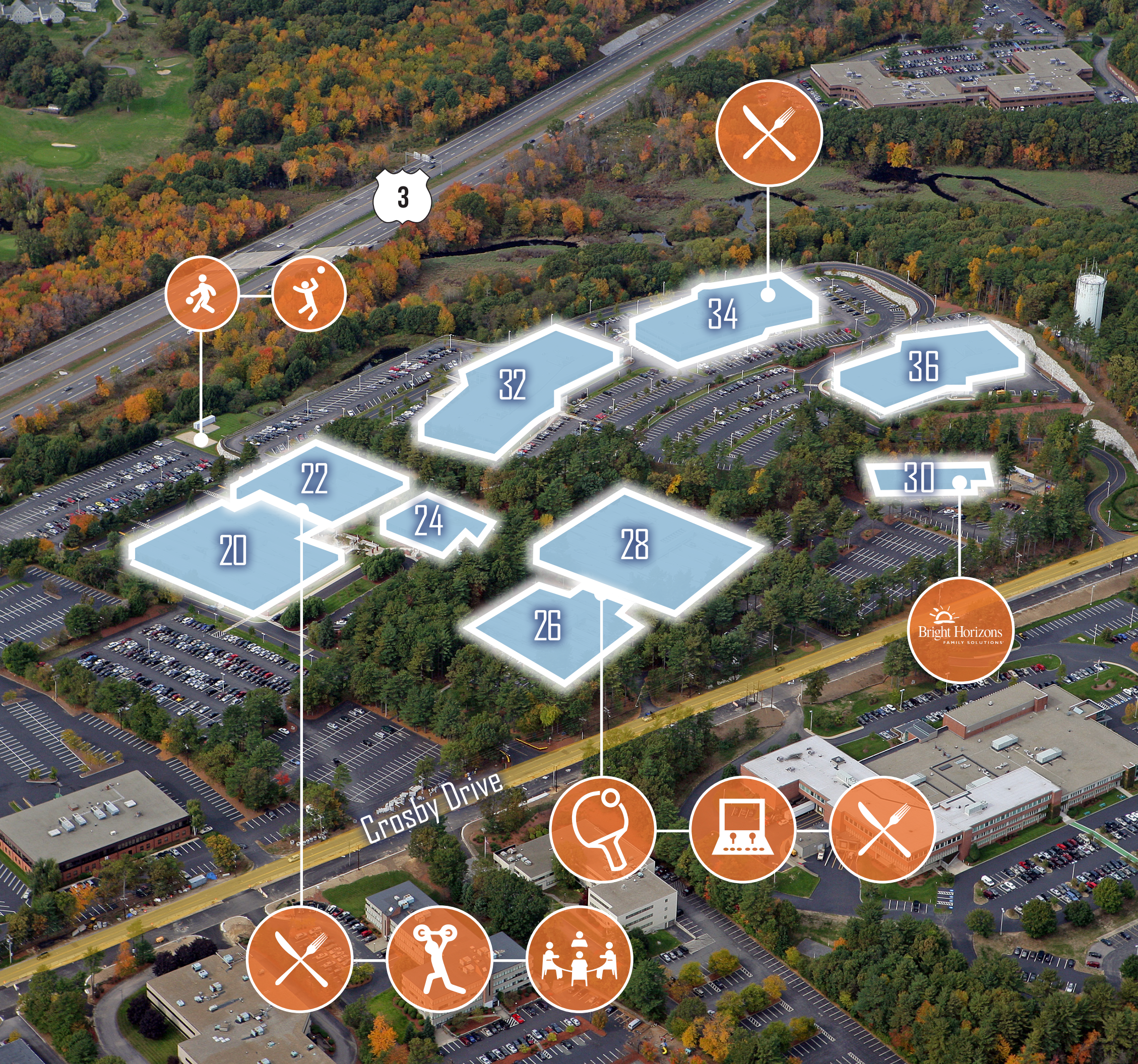
Underground Walkway to
Amenity Center



On-Site Conference
Facility

CROSBY CAMPUS CONNECTION

- Nine-building 586,682 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



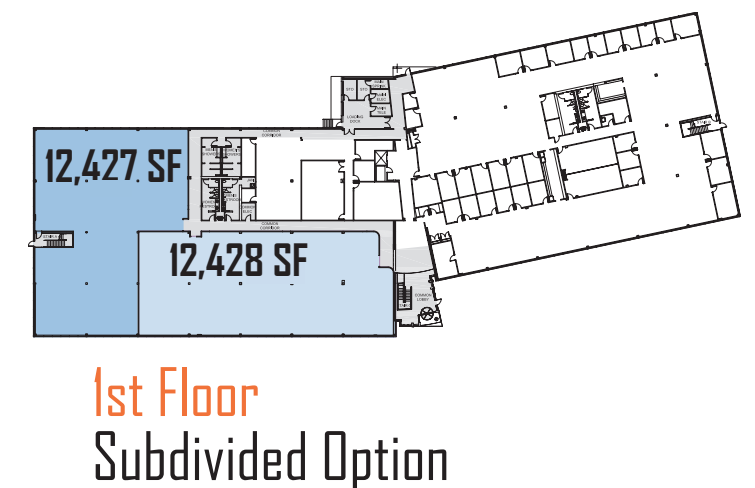
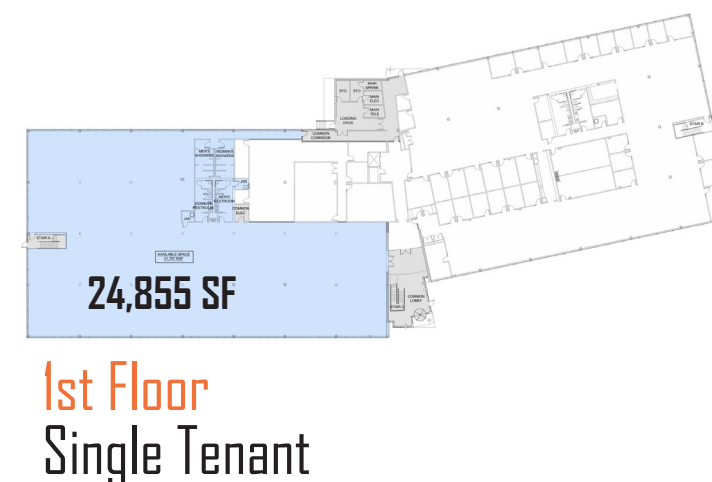
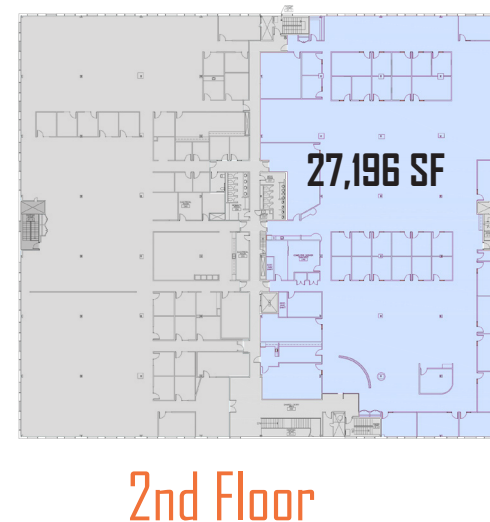
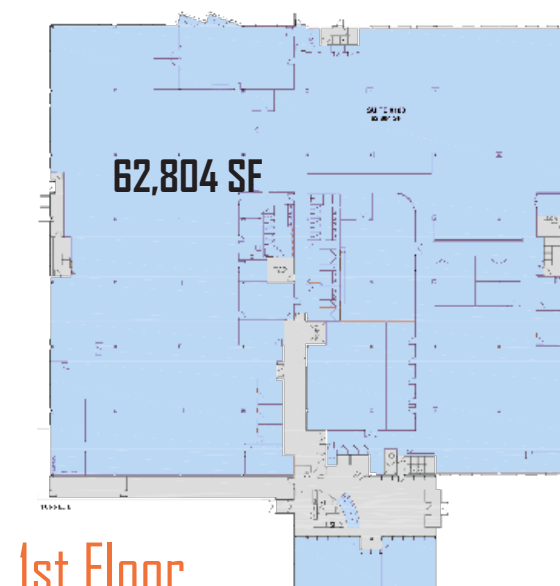
28 CROSBY



32 CROSBY

BUILDING SIZE
AVAILABLE SPACE
SUBDIVIDABLE
FLOORS
PARKING
CLEAR HEIGHT
LOADING
IT

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



BUILDING SIZE
AVAILABLE SPACE
SUBDIVIDEABLE
FLOORS
PARKING
CLEAR HEIGHT
LOADING
IT
OTHER

117,185 SF
90,000 SF
15,000 SF +/-
Two
3.2 / 1,000 SF
12'9"
Two (2) tailboard loading docks
Gold Wired Score
Park Game Room, New Grab & Go,
New Lobby, Entries & Courtyard



34 CROSBY

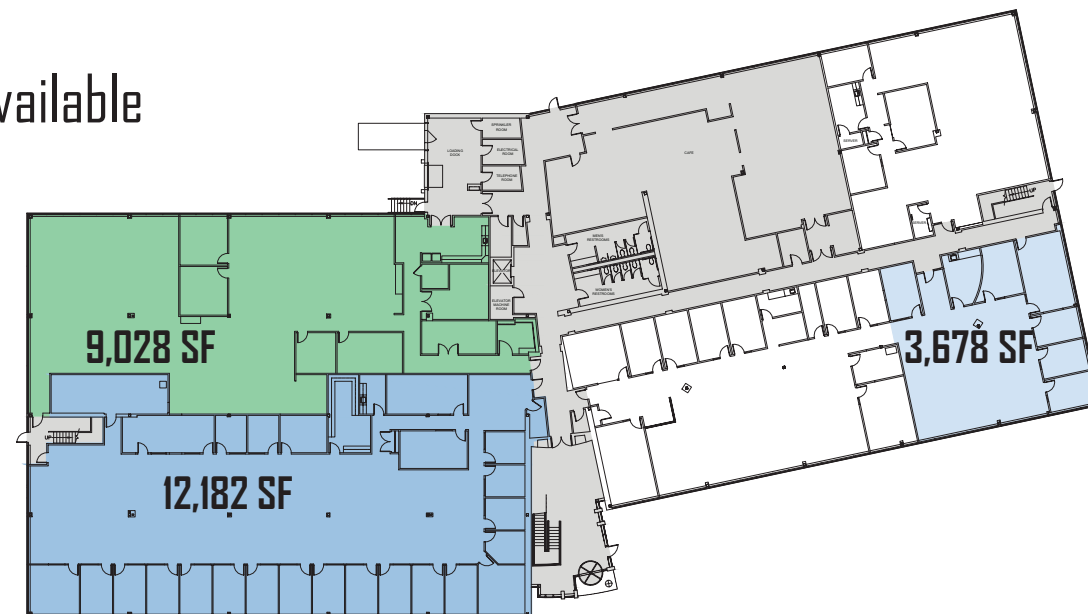


36 CROSBY

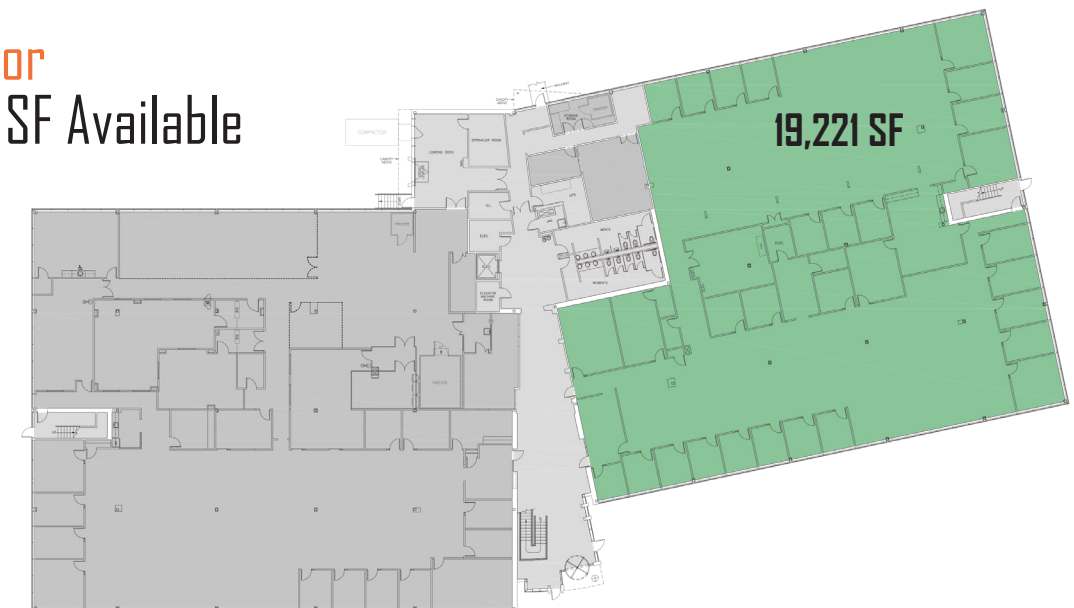
BUILDING SIZE
AVAILABLE SPACE
FLOORS
PARKING
LOADING
IT
OTHER

79,995 SF
19,221 SF
Two
3.2 / 1,000 SF
Tailboard Loading
Gold Wired Score
Backup Generator

1st Floor
24,888 SF Available



1st Floor
19,221 SF Available



BUILDING SIZE
AVAILABLE SPACE

76,592 SF
21,210 SF (12,182 SF & 9,028 SF)
3,678 SF
Two
3.2 / 1,000 SF
Tailboard loading
Gold Wired Score
Back Up Generator
20-Ton Ancillary Cooling Unit
Satellite Cafe

FLOORS
PARKING
LOADING
IT
OTHER





28 CROSBY FIRST FLOOR VIEW

28 CROSBY COURTYARD



28 CROSBY LOBBY

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.