



BURLINGTON, MA

TODAY'S ESSENTIAL WORKPLACE



77 SOUTH BEDFORD
STREET



Is your business looking for modern, creative, and flexible office space? **YOU'RE JUST OUR TYPE.**

Introducing a 146,470 square foot, Class A, vibrant office building in Burlington, MA. We're more than an office building, we're a workspace community that reflects you. A space that thrives on generating new ideas, innovations and ways of collaborating. Be a part of this exciting community who already call 77 South Bedford their home.



WE'RE PREPARED FOR YOUR RE-ENTRY



Open café with grab-and-go options



Furnished outdoor patio area that allows for social distancing



Drive to work - parking for 522 cars



Staircase access to all floors



Easy access to I-95, I-93, Route 2 and Route 3



Signage Opportunity along Route 128 (full floor tenants)



Flexible floor plates and ribbon windows



Walking distance to Wayside Commons



Full-service, on-site janitorial services

FEATURED UPGRADES / RENOVATIONS

- › Servizio corporate cafe & catering
- › Forward-looking renovation of common areas
- › Abundance of outdoor seating and lounge space
- › Modern collaborative furniture
- › Multi-story atrium entries
- › Contemporary artwork throughout the building
- › Updated elevators
- › Common areas designed for mobile workforce



OPEN, COLLABORATIVE SEATING AREAS



Looking for a place to find today's talent and tomorrow's workforce? **LOOK NO FURTHER.**

CAFÉ WITH GRAB & GO OPTIONS



SPACIOUS OUTDOOR SEATING AREA



NEW, HIGH END FITNESS CENTER



**STOCK IMAGE

AVAILABILITY

CLICK THE BELOW SUITE LABELS
TO VIEW THE FLOOR PLAN

Suite 500 / 27,140 SF

Suite 400 / 19,000 SF
Suite 450 / 12,549 SF
Full Floor / 31,549 SF

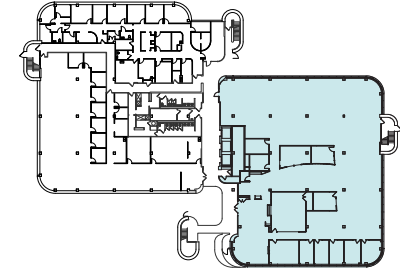
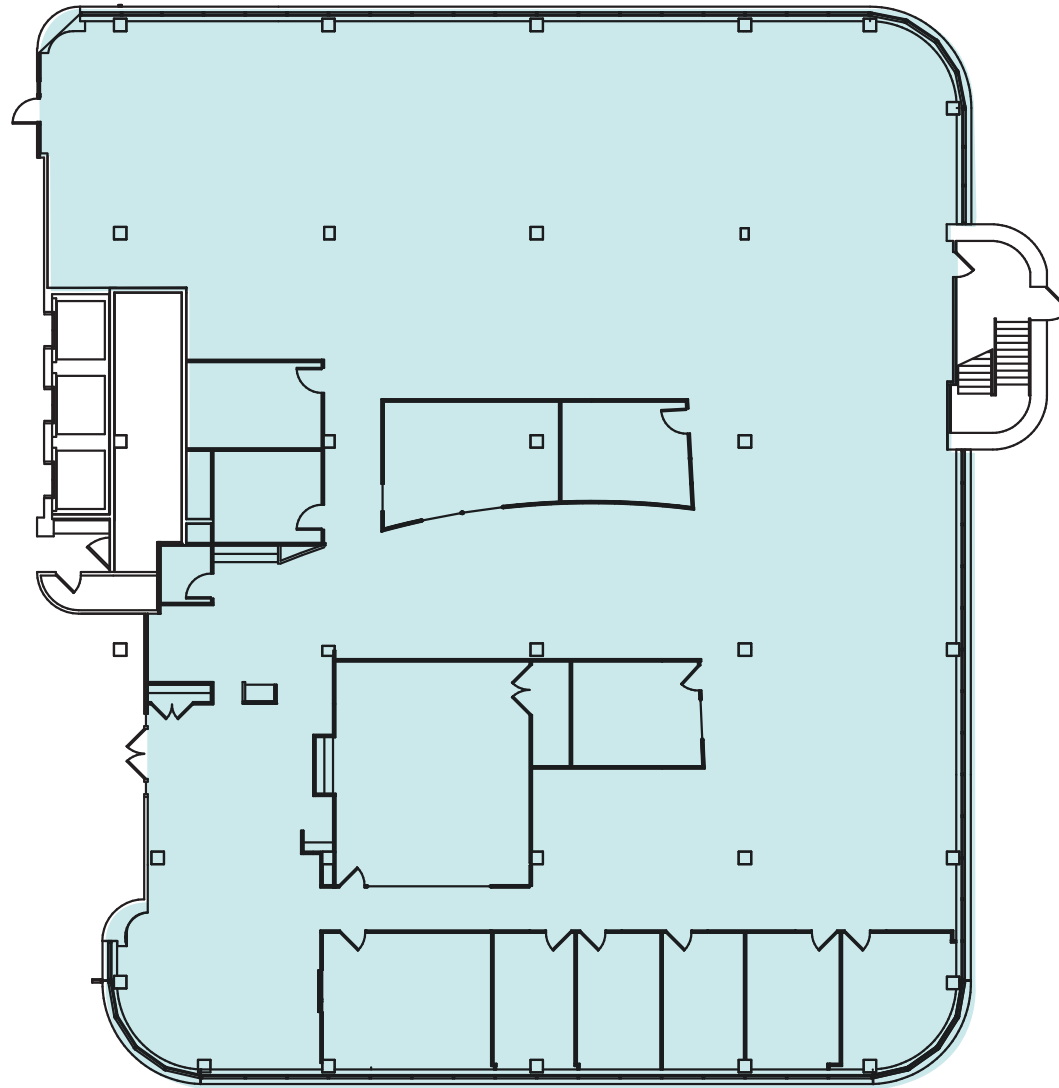
Suite 350 / 2,989 SF

Suite 120 / 15,216 SF

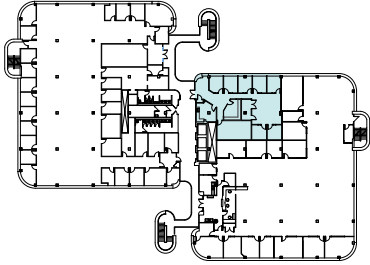
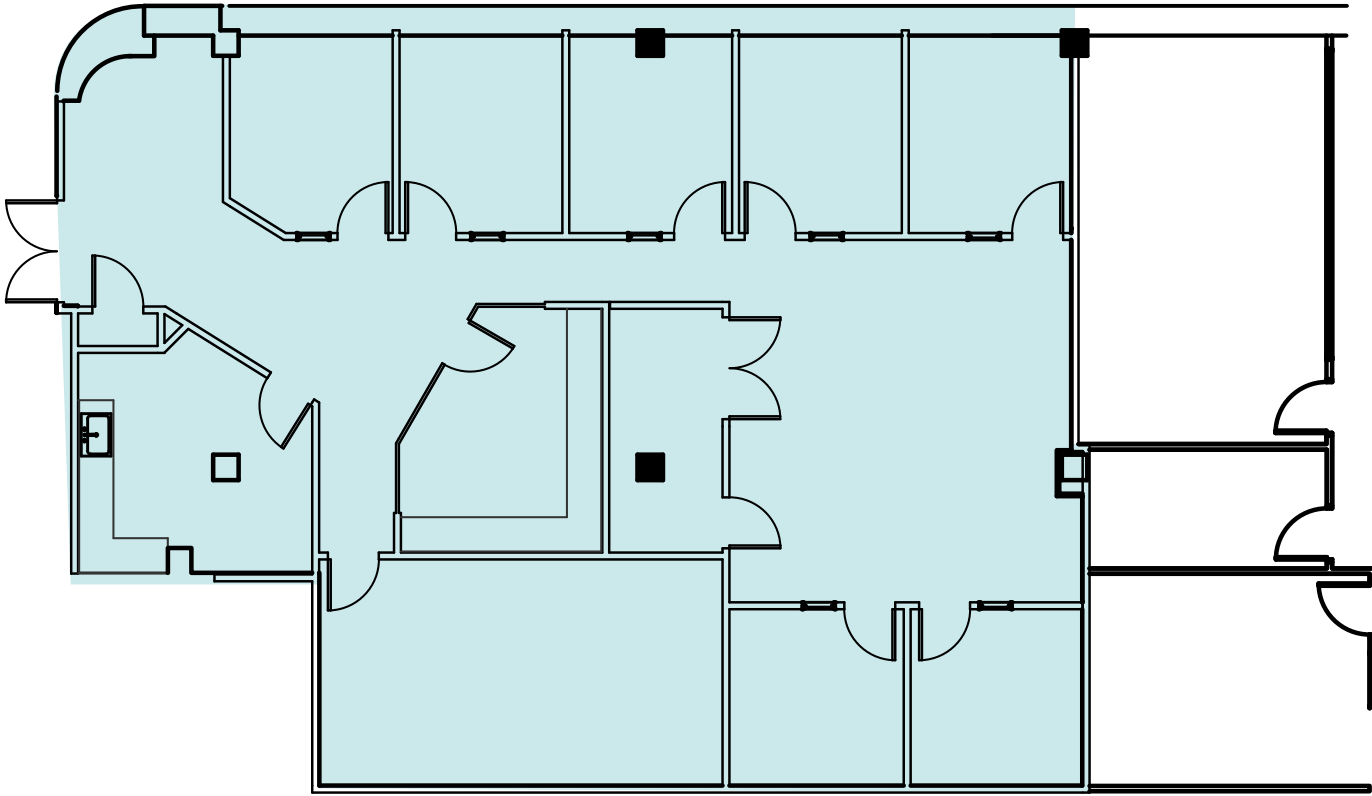


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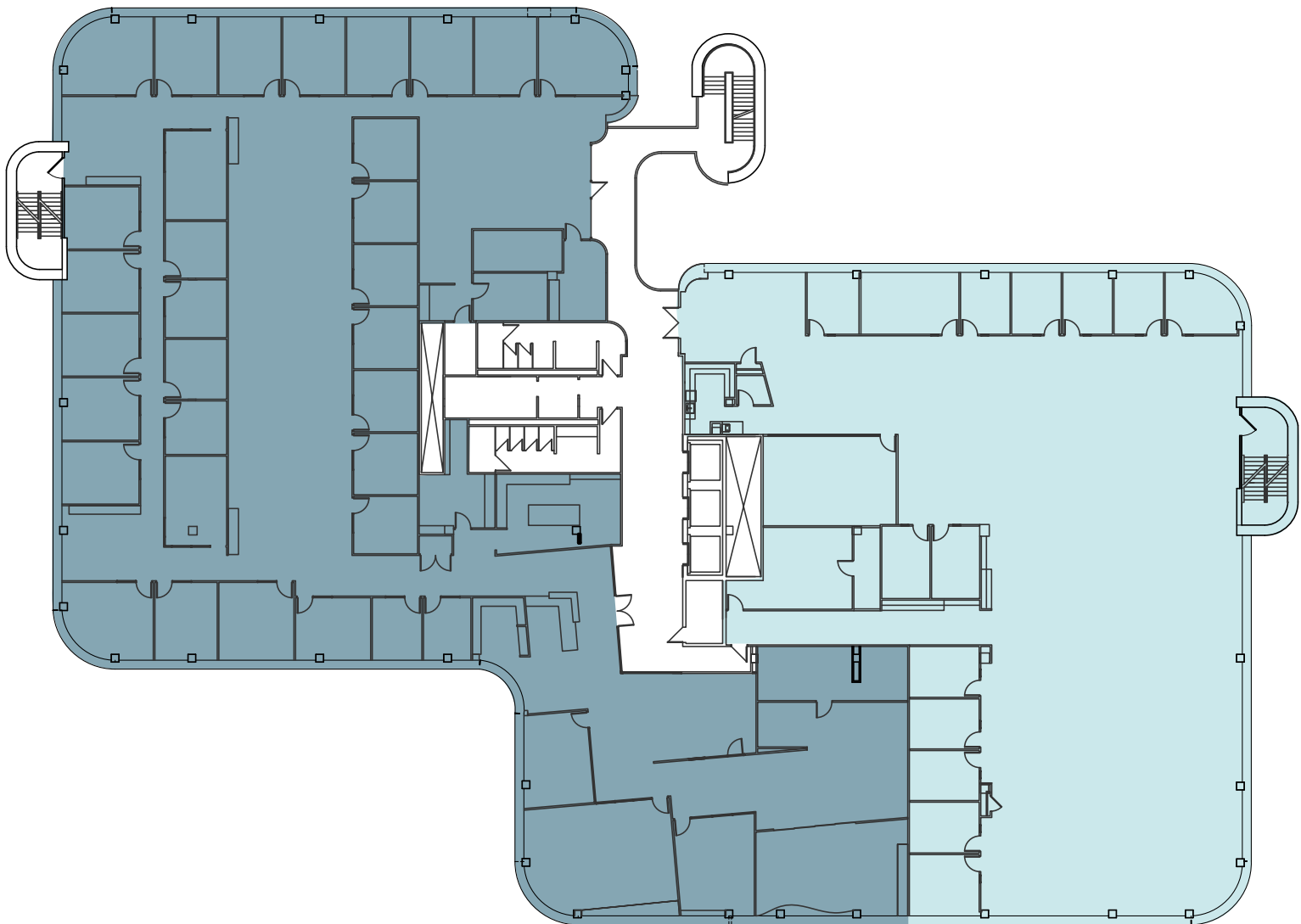
FLOOR 1 / SUITE 120 / 15,216 SF



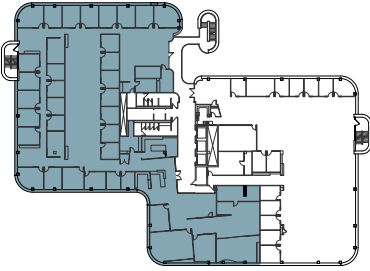
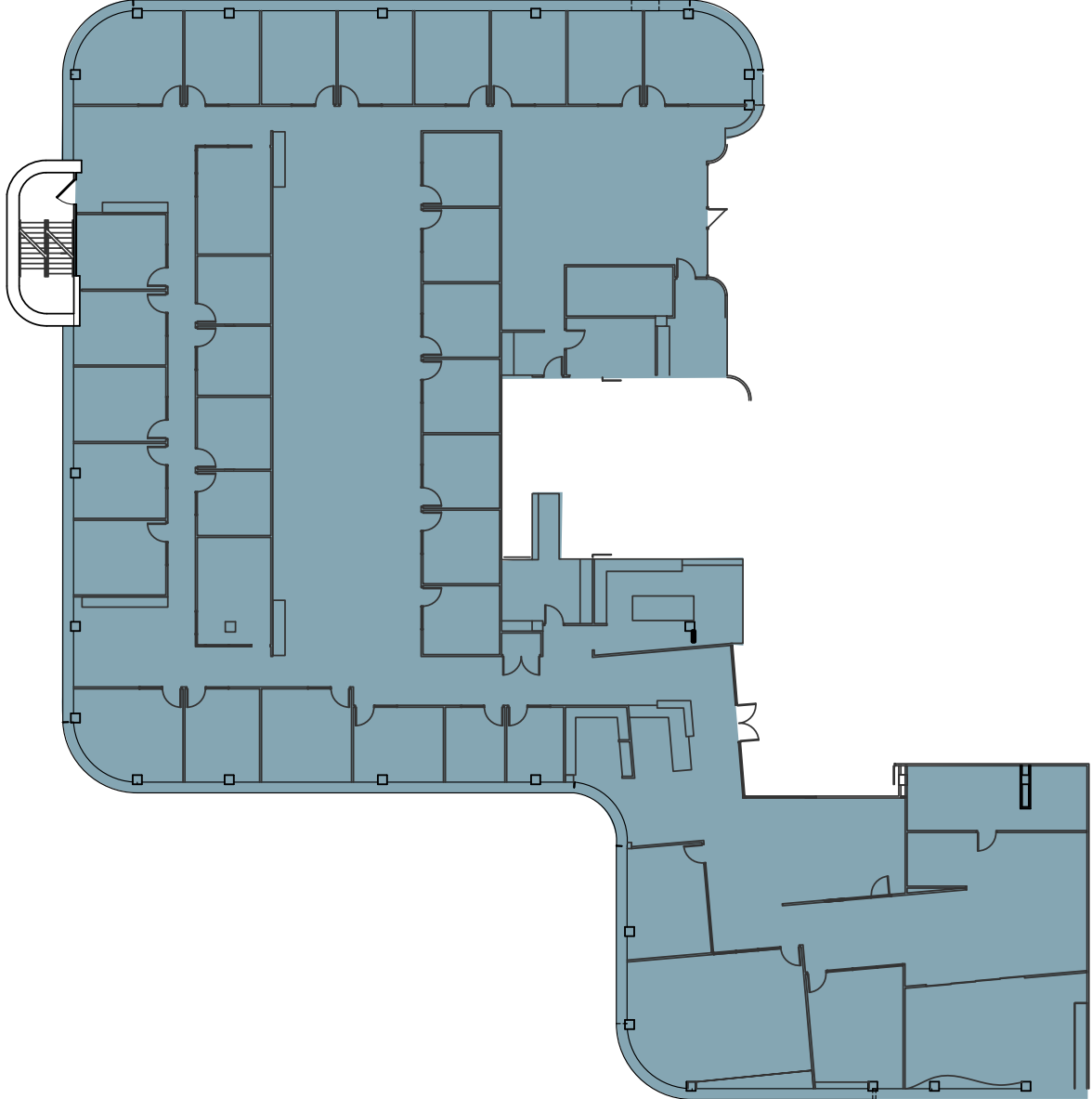
FLOOR 3 / SUITE 350 / 2,989 SF



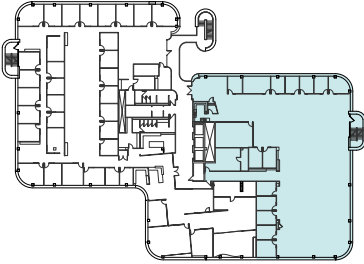
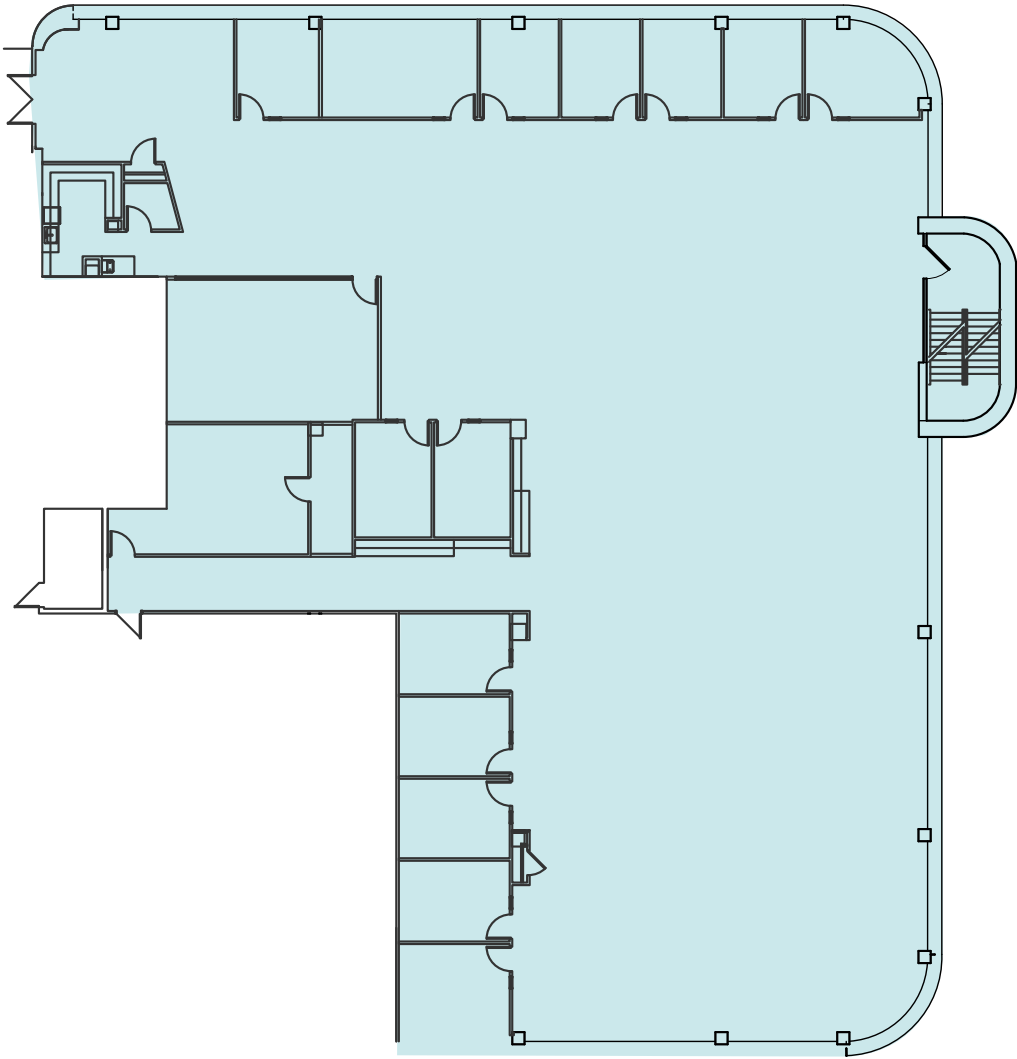
FLOOR 4 / 31,549 SF



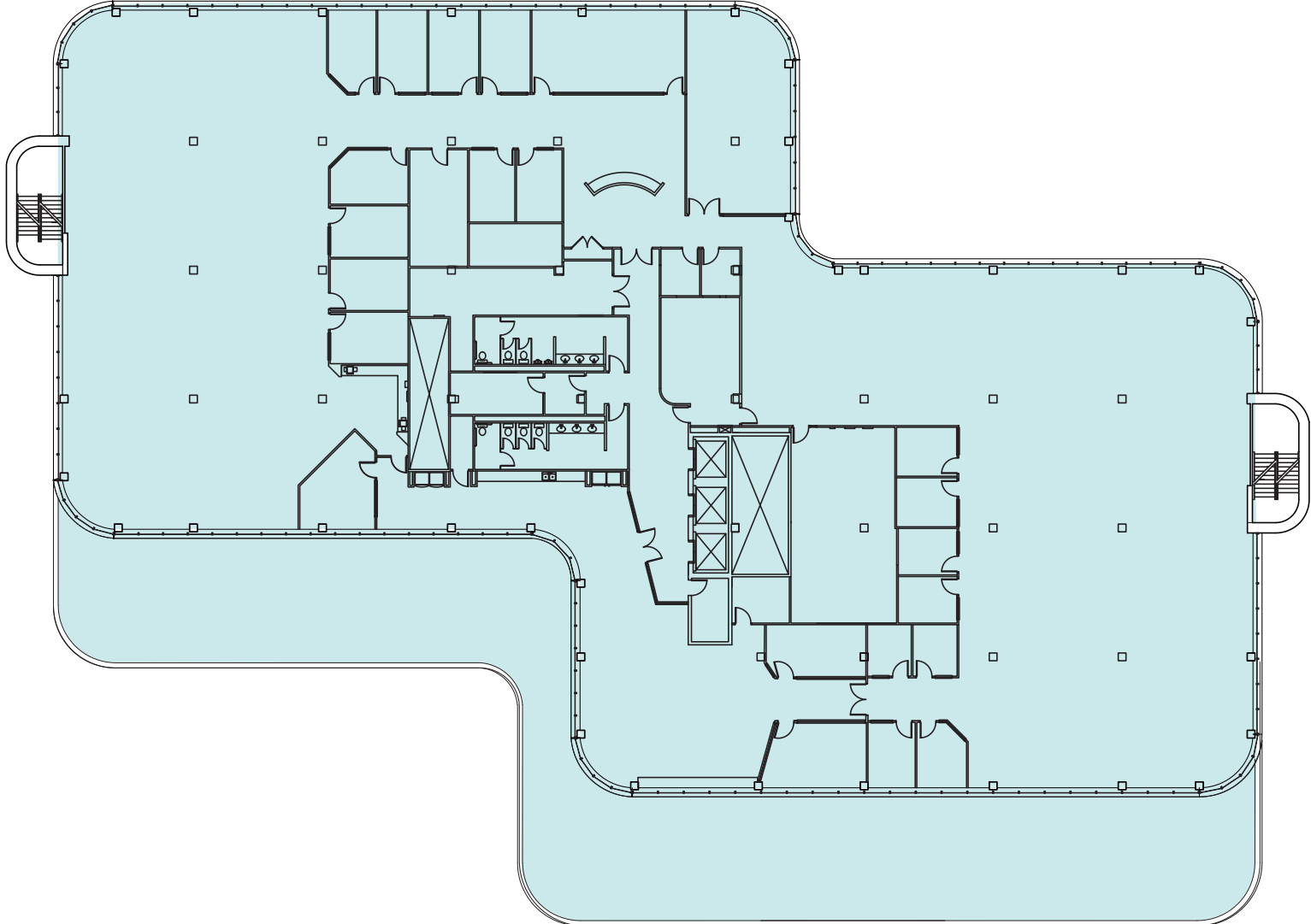
FLOOR 4 / SUITE 400 / 19,000 SF



FLOOR 4 / SUITE 450 / 12,549 SF

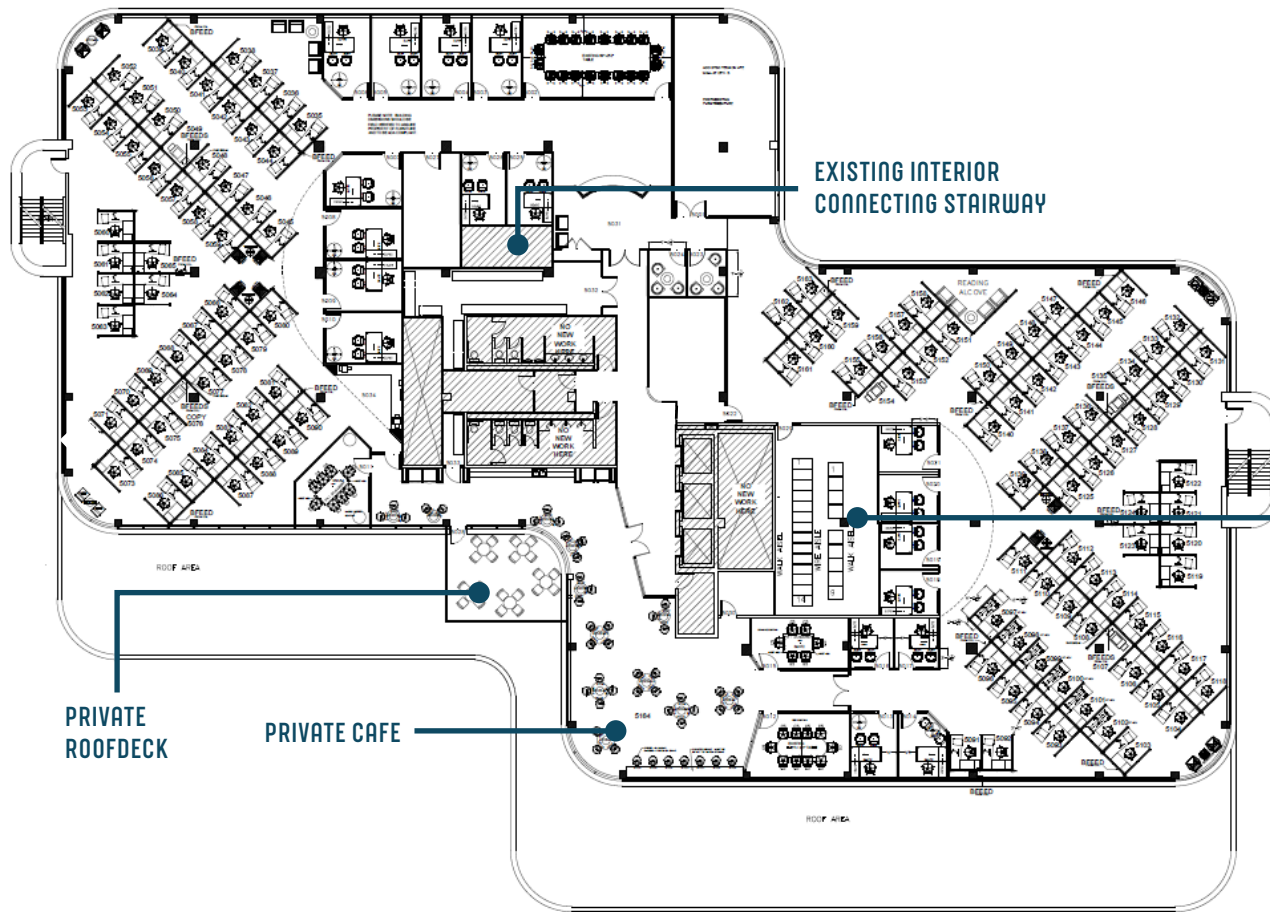


FLOOR 5 / 27,140 SF



FLOOR 5 / 27,140 SF

FURNITURE PLAN



ELECTRONICS LAB/DATA ROOM:
800 SF

ADDITIONAL POWER:
480 3 phase 400 amp service

SUPPLEMENTAL COOLING:
2 10 ton Liebert Modulating Rack Coolers
1 3 ton trane low ambient split system
2 5 ton trane low ambient split system

Transfer switch / generator hook up for a future generator that feeds Uninterrupted Power Service.

EXISTING 5TH FLOOR LAYOUT PROVIDES:

127	18	6	1
WORKSTATIONS	OFFICES	MEETING ROOMS (VARIOUS SIZES)	TRAINING ROOM



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FOR INFORMATION:

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