



BURLINGTON, MA

TODAY'S ESSENTIAL WORKPLACE



77 SOUTH BEDFORD
STREET

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
(522 parking spots)**



**Staircase access
to all floors**



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



**Signage Opportunity
along Route 128**



**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

ABUNDANCE OF ON-SITE AMENITIES

CAFÉ WITH GRAB & GO OPTIONS



OPEN, COLLABORATIVE SEATING AREAS



PRIVATE OUTDOOR ROOF DECK (5TH FLOOR)



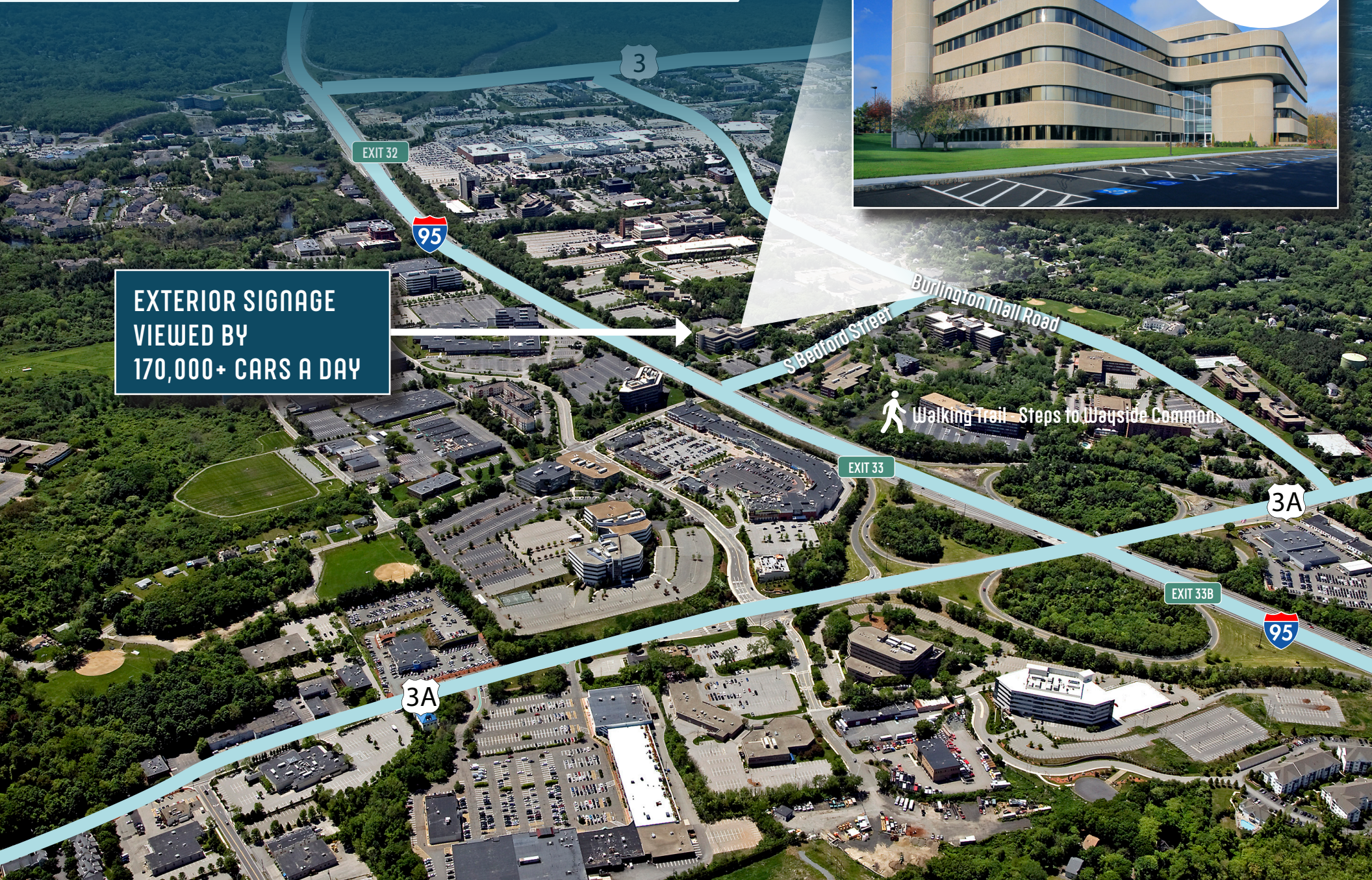
NEW, HIGH END FITNESS CENTER



PROMINENT BUILDING SIGNAGE VISIBILITY ALONG ROUTE 128



EXTERIOR SIGNAGE
VIEWED BY
170,000+ CARS A DAY



EXCELLENT ACCESS TO ROUTE 128



MBTA Bus Station
Adjacent to
77 South Bedford

DRIVE TIMES...

1 min

3 min

9 min



15 min

20 min

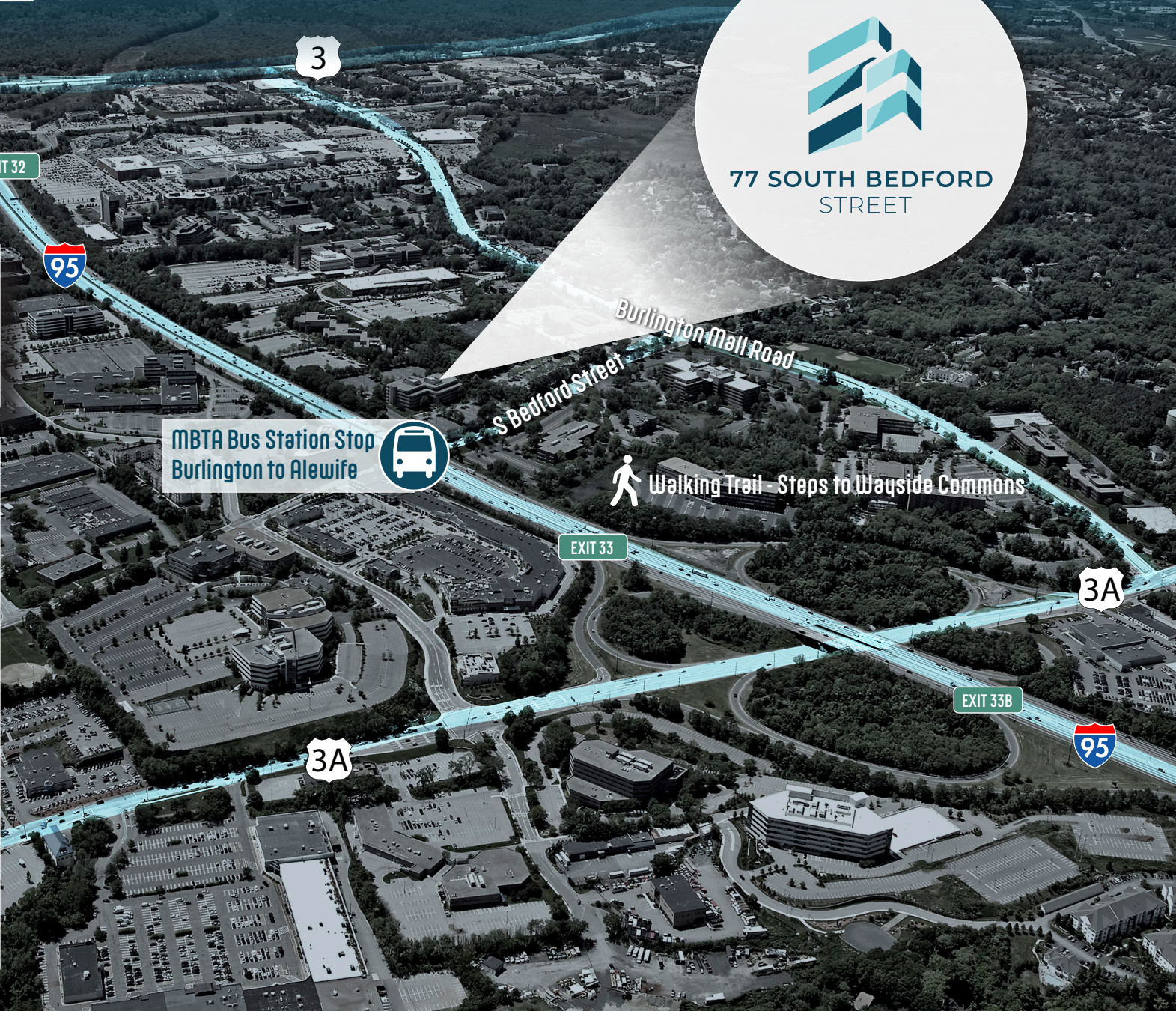
Downtown
Boston

Logan
Airport

MBTA Bus Station Stop
Burlington to Alewife



Walking Trail - Steps to Wayside Commons



AREA AMENITIES



77 SOUTH BEDFORD STREET

1 Mile

Wayside Commons - .4 miles

EXIT 32



EXIT 33

EXIT 33B



Exterior signage viewed by 170,000+ cars a daily



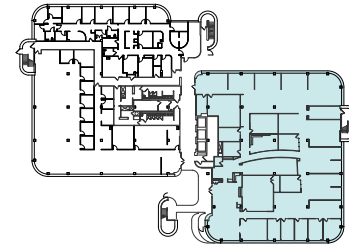
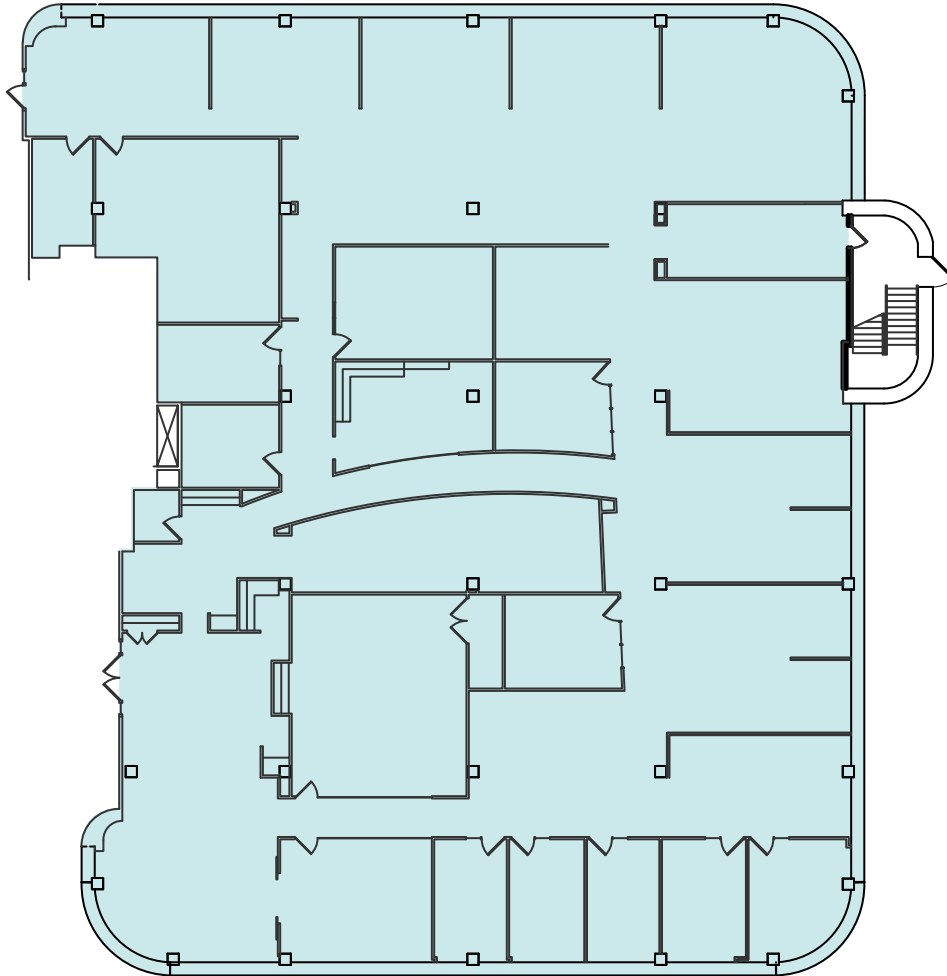
Walking Trail - Steps to Wayside Commons

WITHIN 2 MILES...

- 72 Restaurants
- 3 Grocery Stores
- 42 Retail Stores
- 31 Gyms / Fitness Studios
- 4 Hotels

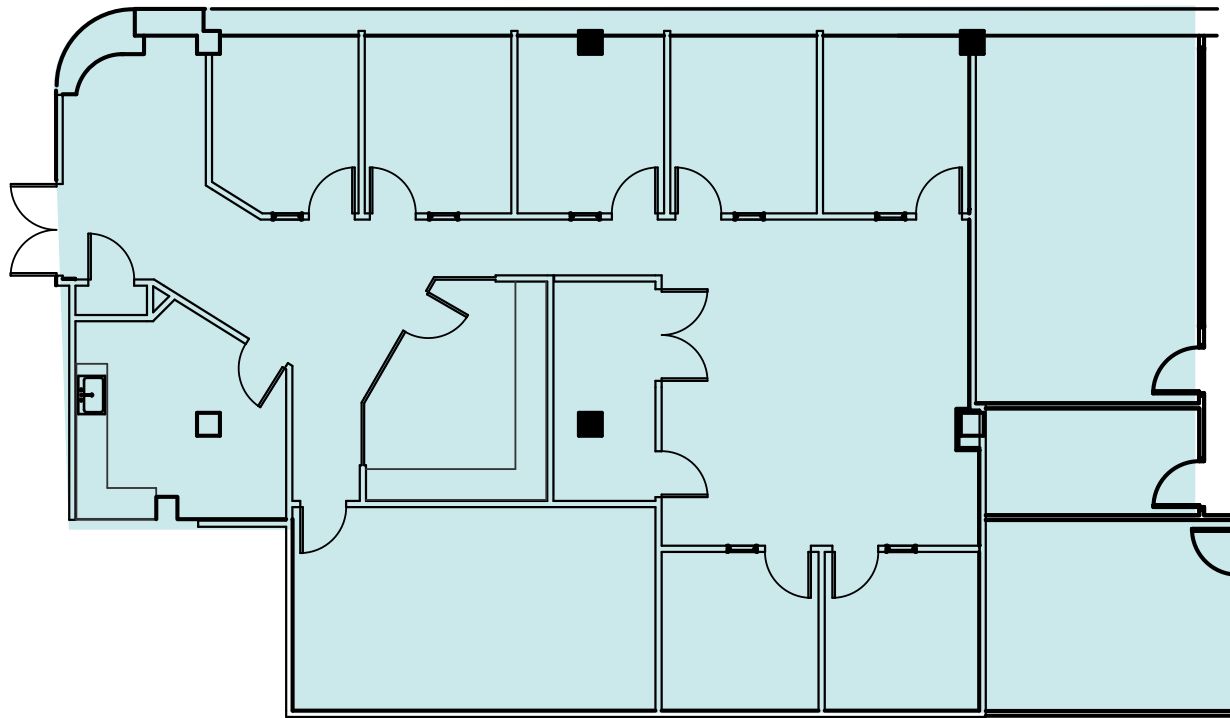
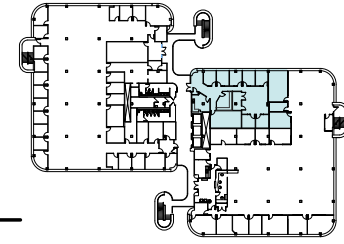
FLOOR 1 / SUITE 120 / 15,216 SF

FULL FLOOR KEY

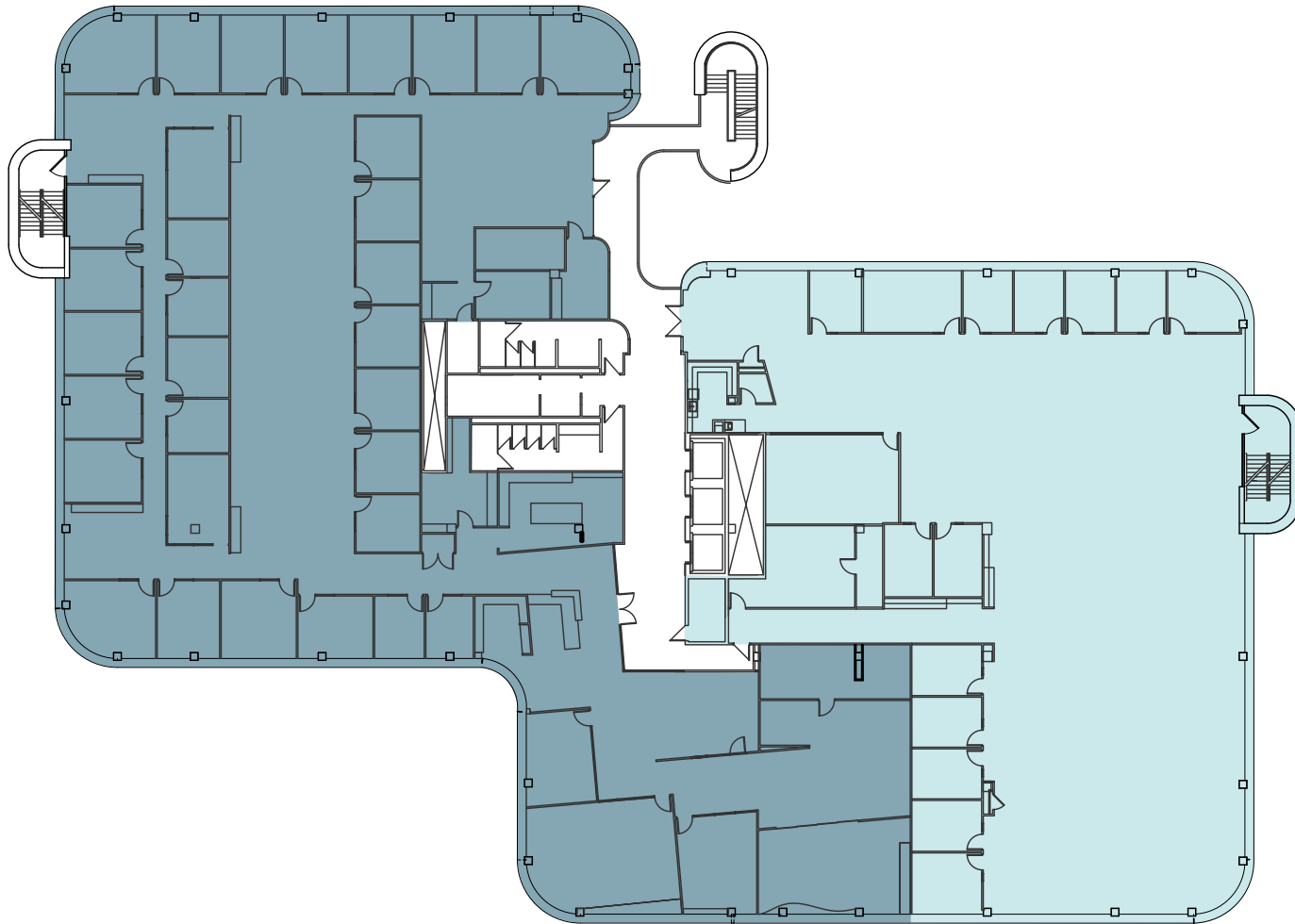


FLOOR 3 / SUITE 350 / 2,989 SF

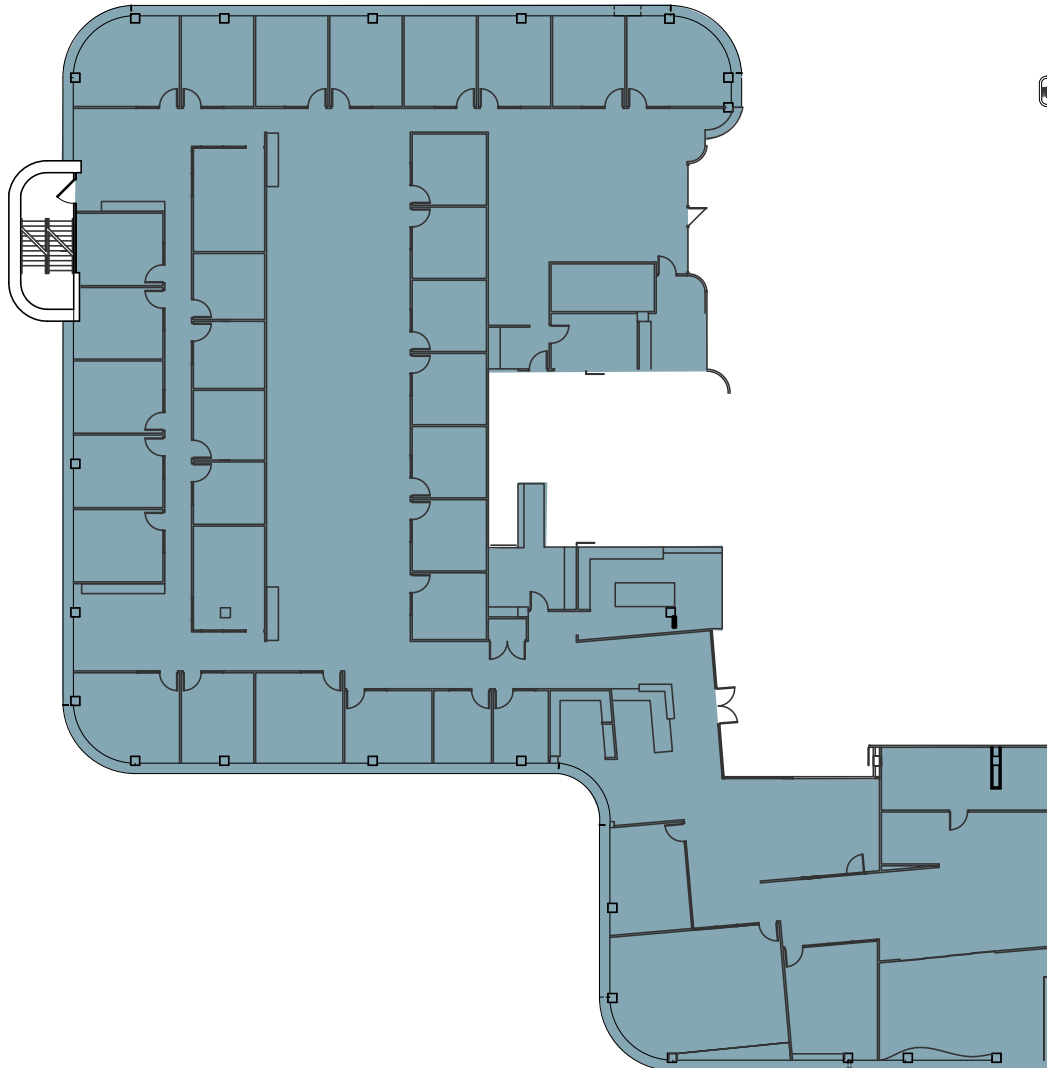
FULL FLOOR KEY



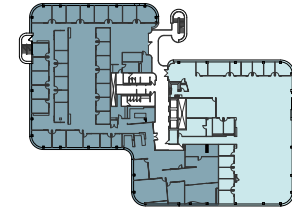
FLOOR 4 / 31,549 SF



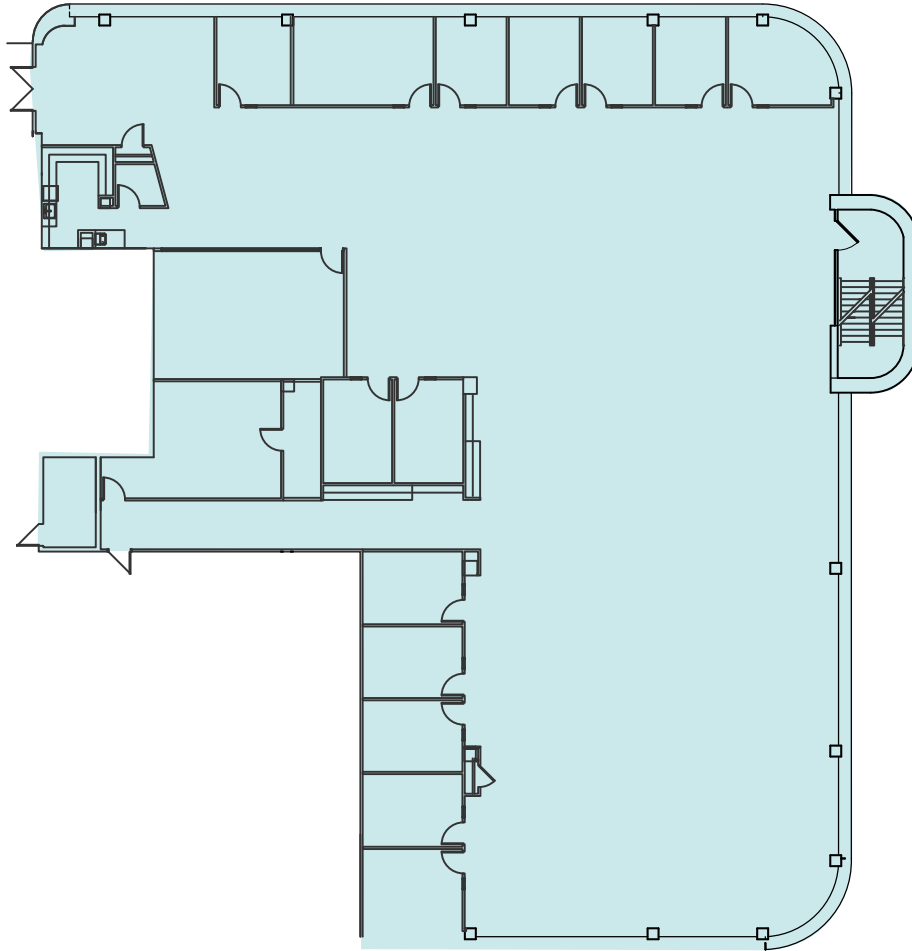
FLOOR 4 / SUITE 400 / 19,000 SF



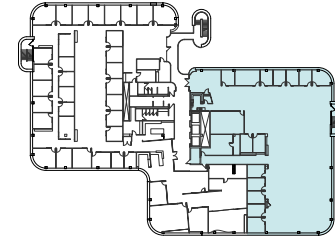
FULL FLOOR KEY



FLOOR 4 / SUITE 450 / 12,549 SF

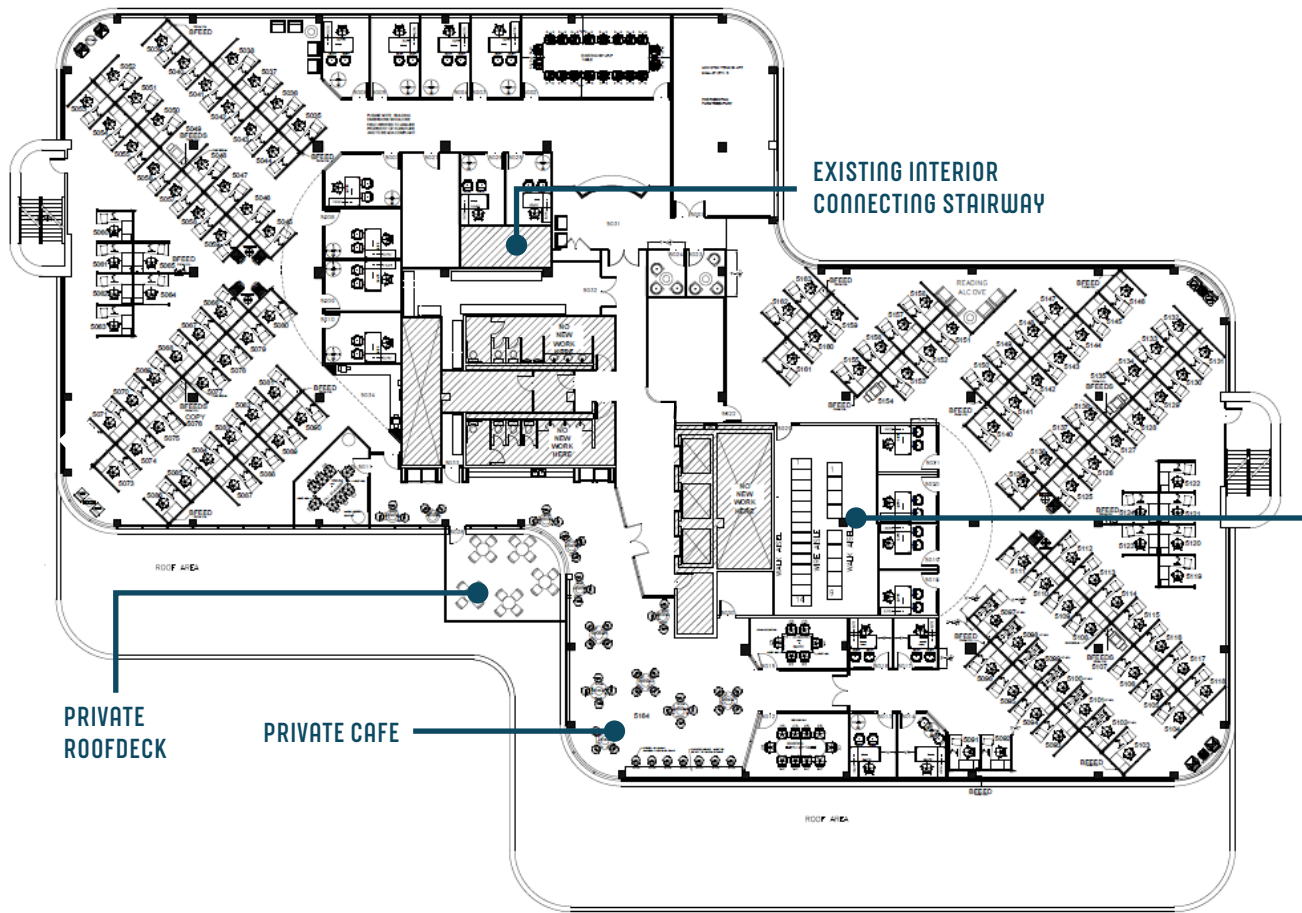


FULL FLOOR KEY



FLOOR 5 / 27,140 RSF

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

WE LOOK FORWARD TO SHOWING YOU AROUND!



77 SOUTH BEDFORD STREET



RJKELLY
Investment • Development • Management



North Colony
ASSET MANAGEMENT