

165-169 Bedford Street, Burlington, MA

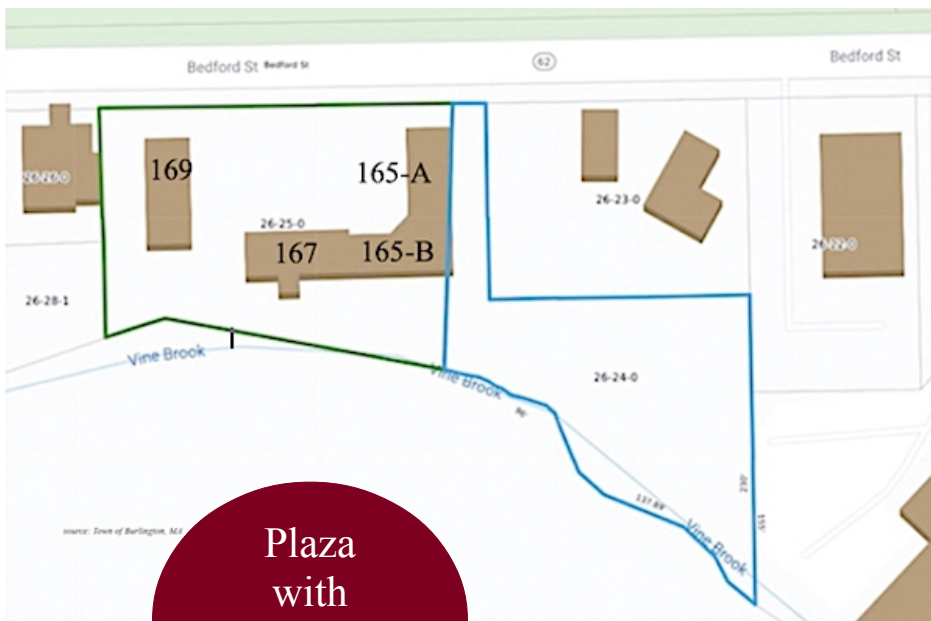


OFFICE SPACE FOR LEASE

PROPERTY

- Office Space: 525 to 2,700 +/- sf
- Building: 20,084 sf
- Site: 1.91 acres
- Zoning: B-G (Business General)
- Parking: 75 shared spaces front & rear
- Town water & Town sewer
- Separate electric meters, gas meters, and HVAC units (Unit 16 has common utilities with unit 15 and/or 17)
- Exterior LED lighting
- Buildings 165-A & 165-B have a private restroom in each unit
- Located along Route 62
- 0.5 miles to Route 3 and 1.8 Miles to the Burlington Mall & Route 95/128

Dentist has a non-compete agreement.



Plaza
with
Office/Retail
Units

Edward Carbone, CCIM

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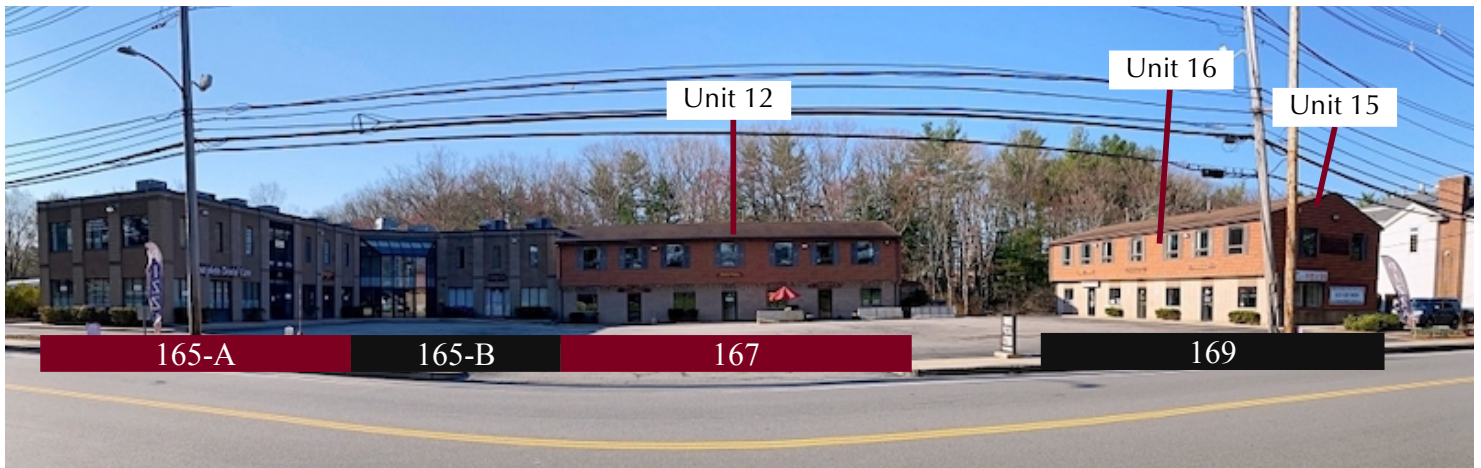
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CARBONE Commercial Real Estate, Inc.

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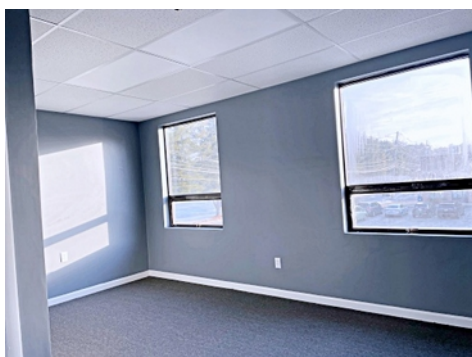
AVAILABLE UNITS

UNIT 12: 2,702 +/-sf, 2nd floor
\$16.00 per sf plus utilities

UNIT 15: 1,158 +/-sf, 2nd floor
\$18.00 per sf plus utilities
Former salon

UNIT 16: 525 +/-sf, 2nd floor
\$18.00 per sf plus utilities

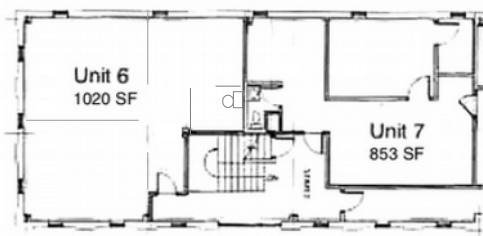
Total 1,683 sf contiguous



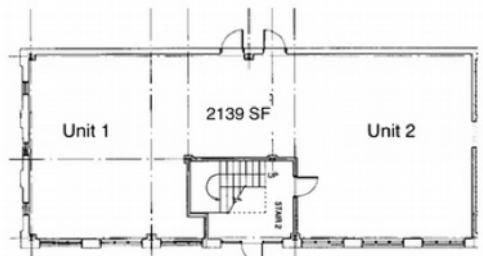
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165-A SECOND FLOOR



Units 1 & 2 are one tenant

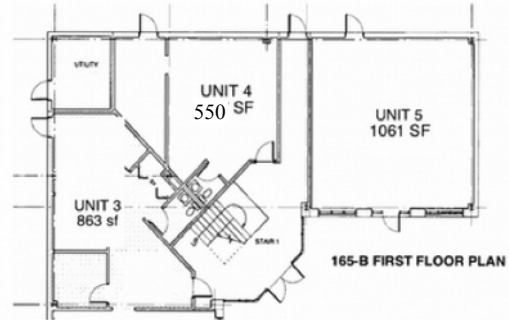
165-A FIRST FLOOR

PLANS NOT DRAWN TO
SCALE. MAY NOT BE EXACT.

165-A



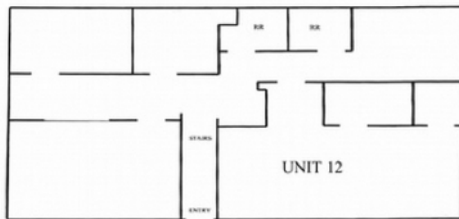
165-B SECOND FLOOR



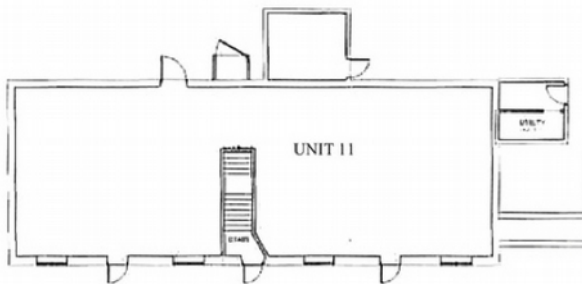
165-B FIRST FLOOR PLAN

PLANS NOT DRAWN TO
SCALE. MAY NOT BE EXACT

165-B



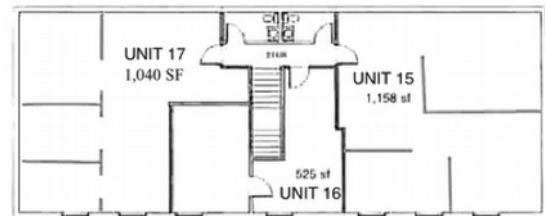
SECOND FLOOR PLAN



FIRST FLOOR PLAN

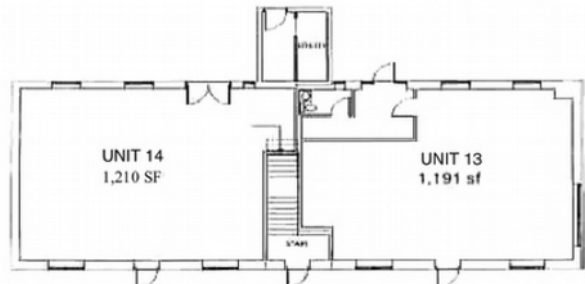
PLANS NOT DRAWN TO
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167



Note: Units 15 & 16 will be one unit in the condo docs.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLANS NOT DRAWN TO
SCALE. MAY NOT BE EXACT.

169

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