



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



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



Staircase access to all floors



Walking distance to Wayside Commons



Flexible floor plates and ribbon windows



Drive to work - parking for 522 cars



Furnished outdoor patio area that allows for social distancing



Signage Opportunity along Route 128 (full floor tenants)



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



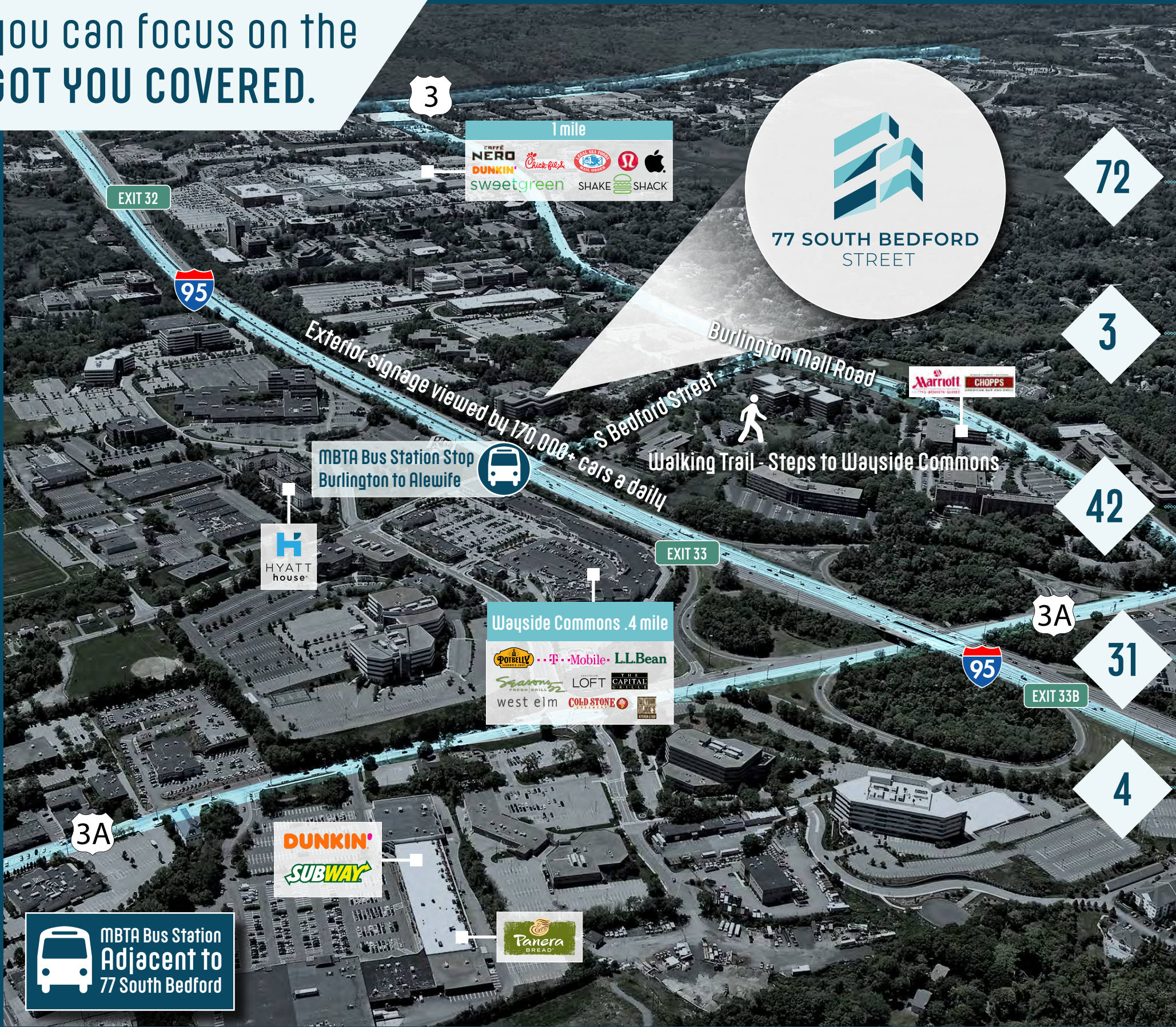
NEW, HIGH END FITNESS CENTER

**STOCK IMAGE

An easy commute so you can focus on the big problems? **WE'VE GOT YOU COVERED.**

DRIVE TIMES

- 1
MINUTE TO I-95
- 3
MINUTES TO ROUTE 3A
- 9
MINUTES TO ROUTE 2
- 15
MINUTES TO
DOWNTOWN BOSTON
- 20
MINUTES TO BOSTON
LOGAN AIRPORT



AVAILABILITY

Suite 500 / 27,140 SF

Suite 400 / 11,658 SF
Suite 450 / 7,965 SF

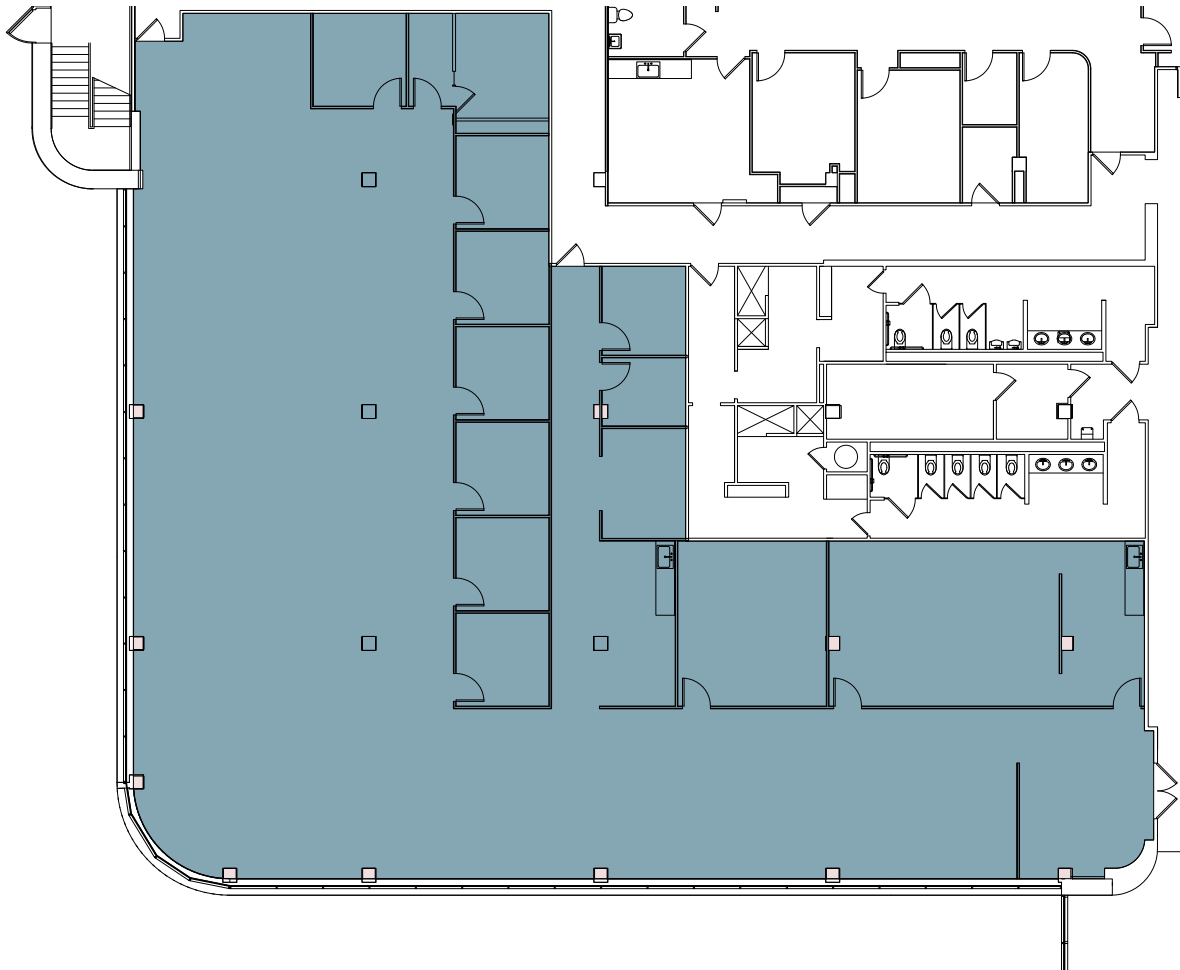
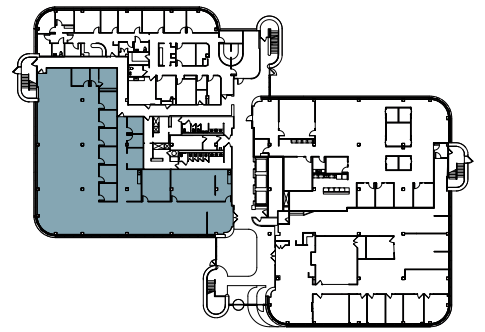
Suite 300 / 14,190 SF

Suite 110 / 8,500 SF

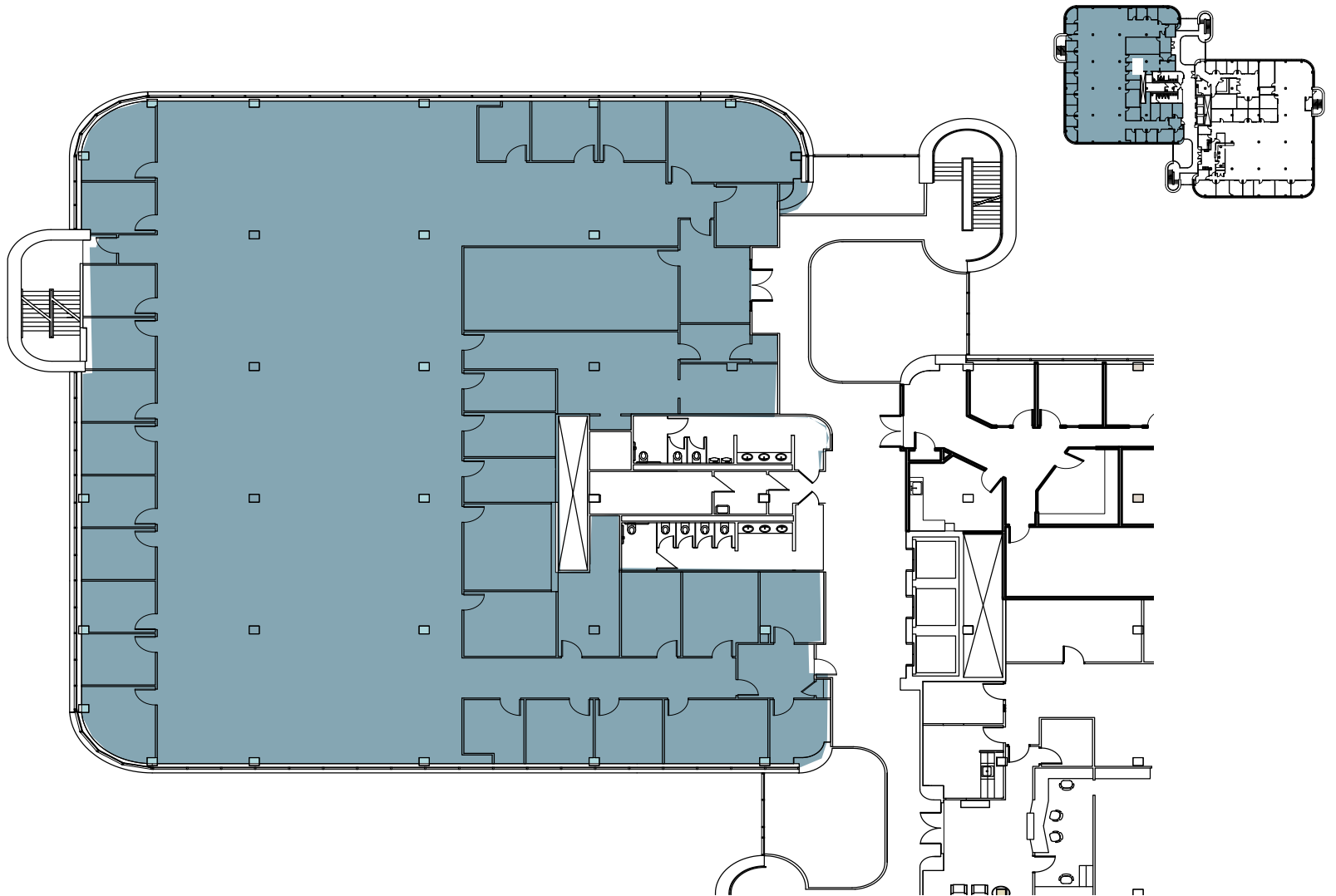


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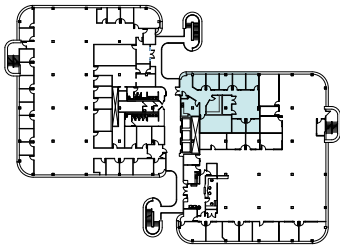
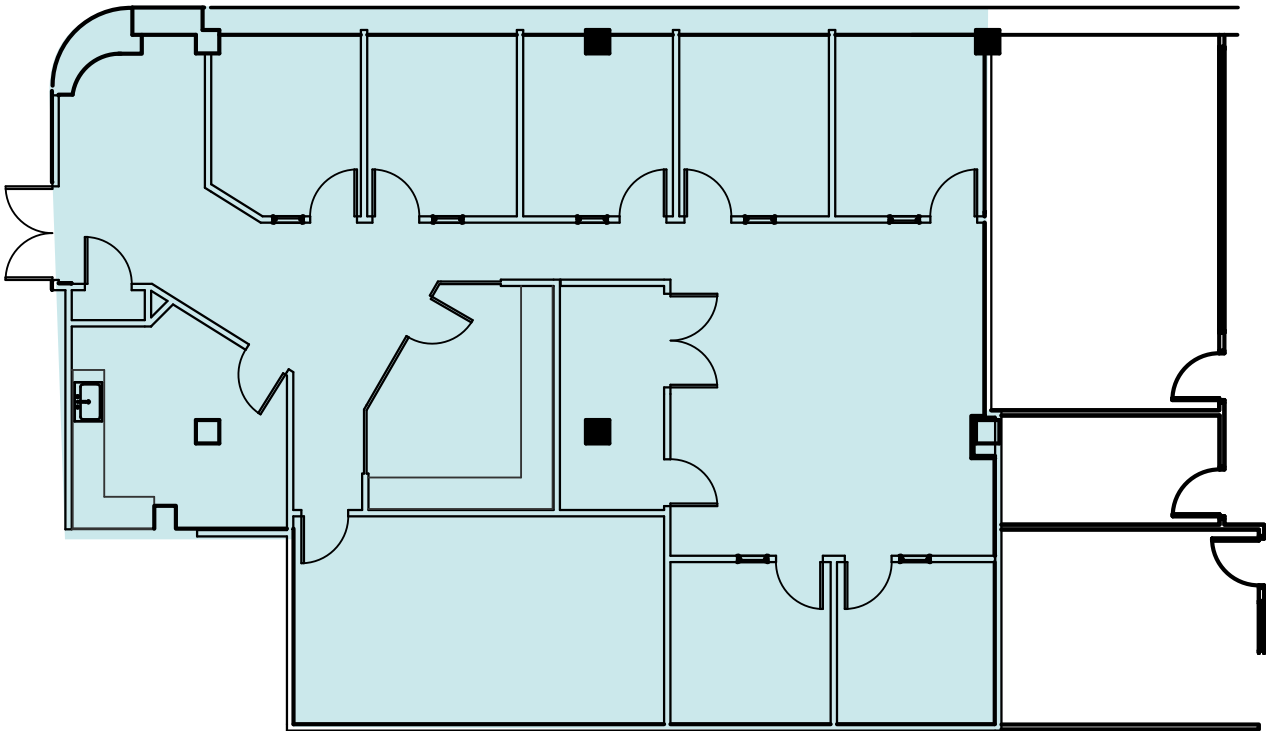
FLOOR 1 / SUITE 110 / 8,500 SF



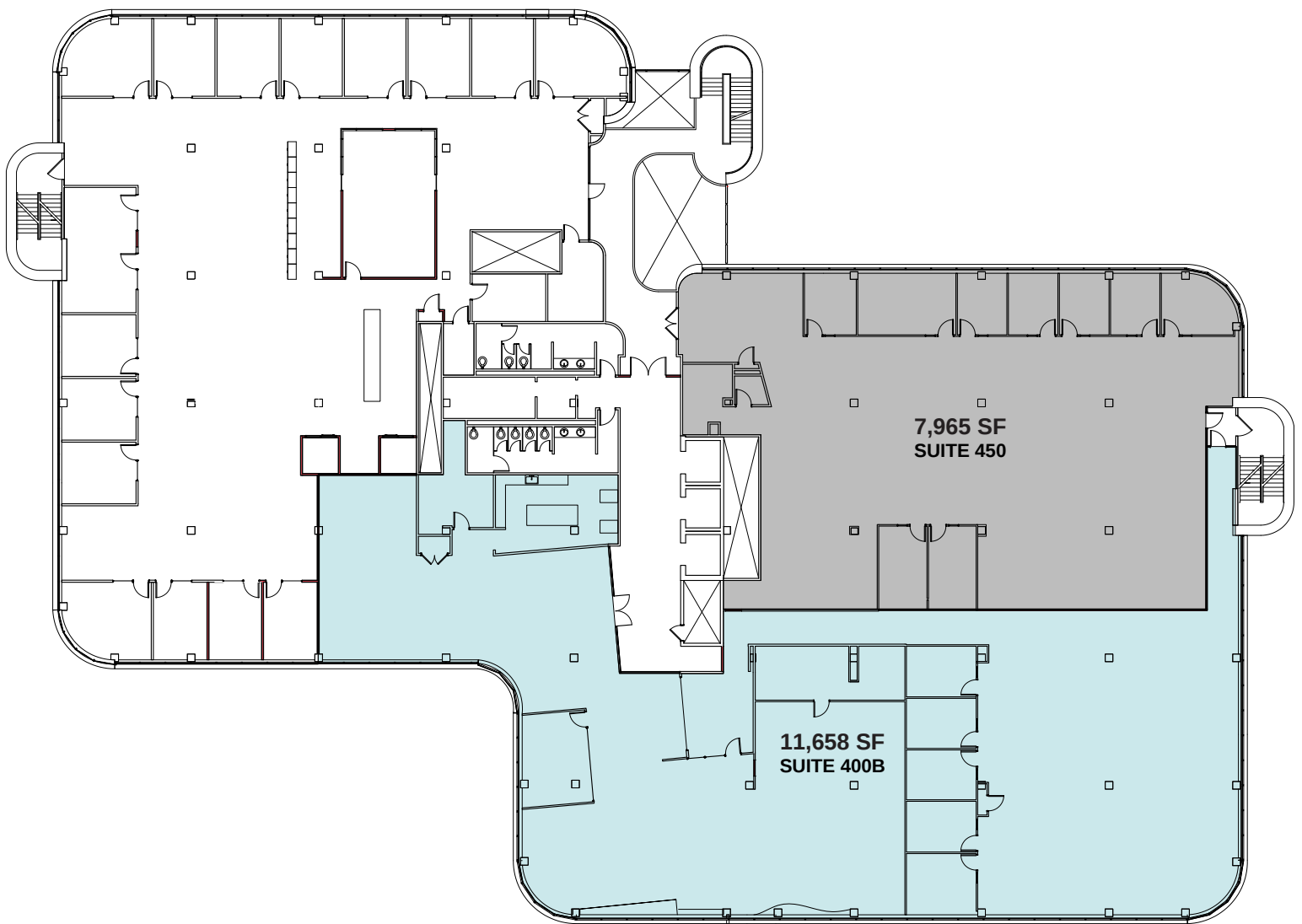
FLOOR 3 / SUITE 300 / 14,190 SF



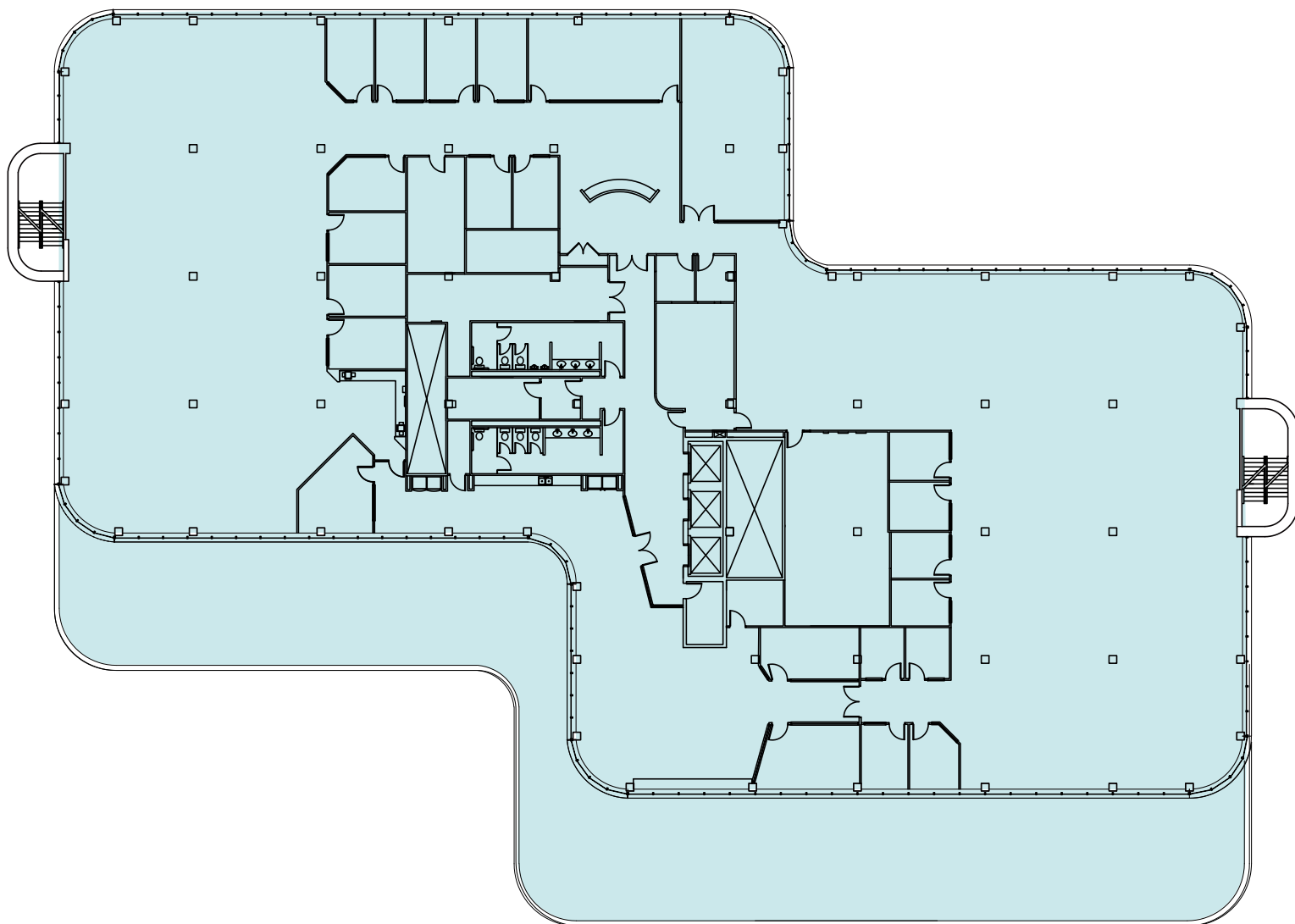
FLOOR 3 / SUITE 350 / 2,989 SF



FLOOR 4 / 19,623 SF

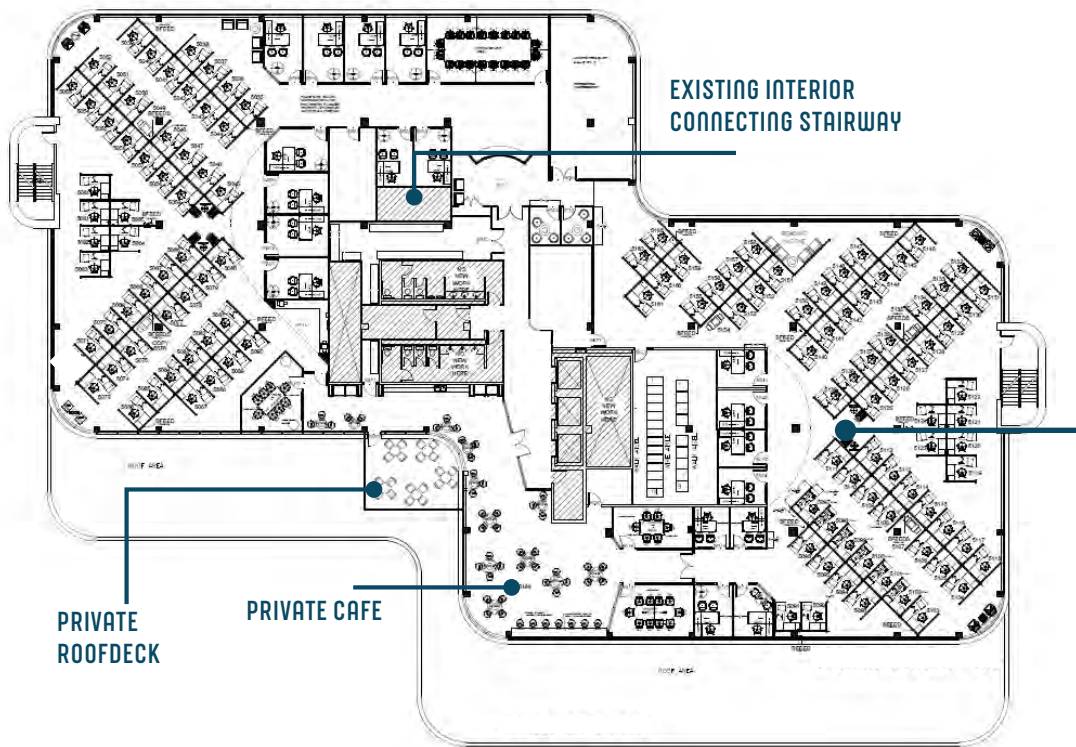


FLOOR 5 / 27,140 SF



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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