

175 BEDFORD STREET

BURLINGTON, MA



6,200 SF

NEWLY RENOVATED
PROFESSIONAL OFFICE SPACE
ON 0.86 ACRE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

NEWLY RENOVATED PROFESSIONAL OFFICE SPACE:
6,200 SF ON 0.86 ACRE

PROPERTY HIGHLIGHTS

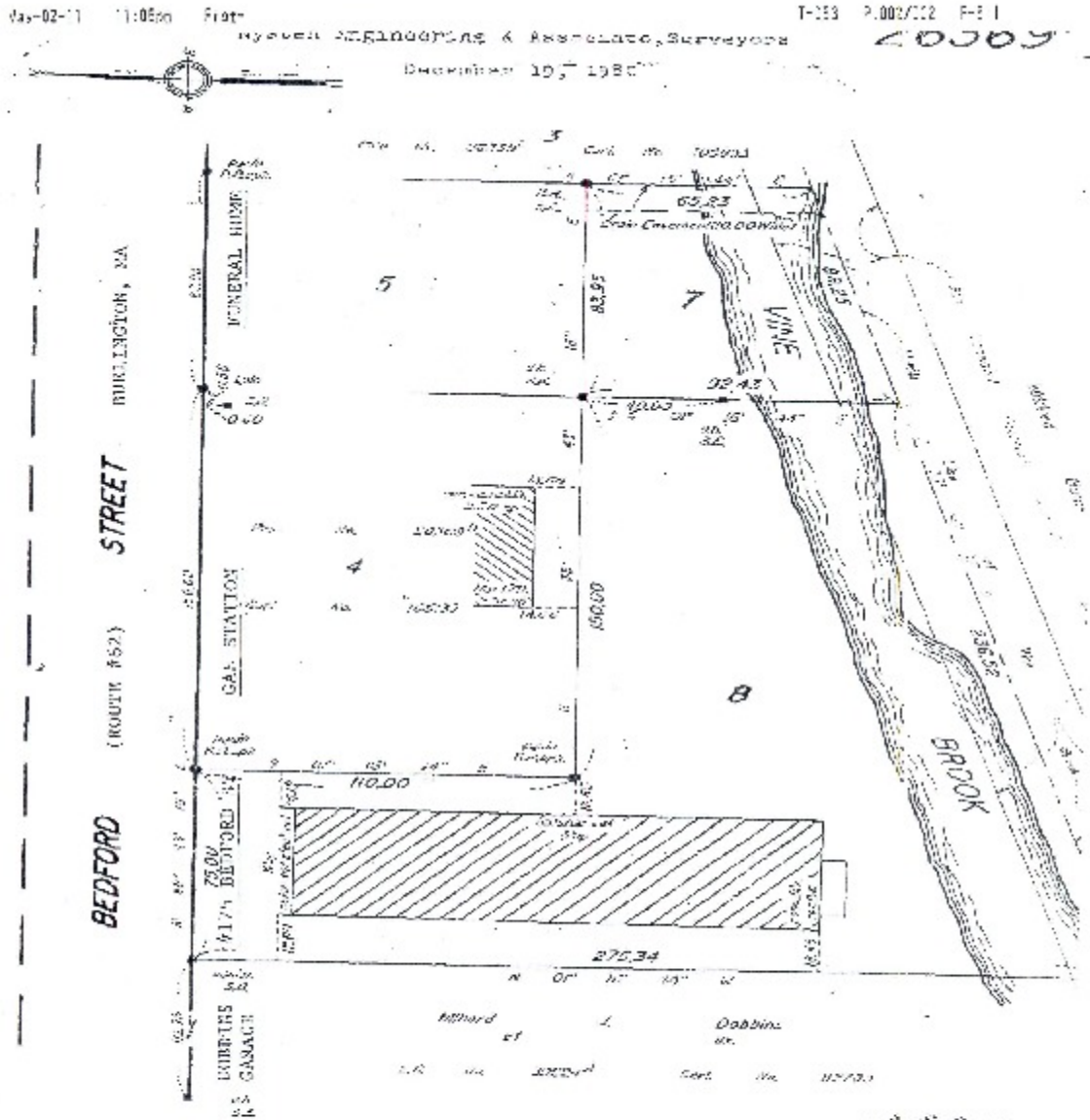
- EASY ACCESS TO I-95, ROUTE 128 AND ROUTE 3
- LOCATED IN ONE OF THE MOST DYNAMIC AREAS IN THE NORTHEAST
- NEW FOUR-WAY INTERSECTION
- PROXIMITY TO NUMEROUS OUTSTANDING AMENITIES: LIFE TIME FITNESS, WEGMANS, ARCHER HOTELS, STARBUCKS AND THE BURLINGTON MALL

PROPERTY SPECIFICATIONS

TOTAL SIZE	12,700 SF
AVAILABLE SF:	6,200 SF
LOT SIZE:	0.86 Acres
YEAR BUILT	1967
TYPE	OFFICE/FLEX
PARKING	APPROX. 43 SPACES
STORIES	TWO (2) STORY BLDNG
ZONING	GENERAL BUSINESS
ELECTRIC	200 AMPS, 3 PHASE
HEAT	NATURAL GAS
TAXES	\$32,315/YR
LEASE RATE	MARKET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,113	16,503	48,366
TOTAL POPULATION	5,674	44,987	130,392
AVERAGE HH INCOME	\$105,558	\$119,941	\$118,105

SITE PLAN



Subdivision of Part of
Shown on Plan No. 107110
Filed with Cert. of Title No. 107110
South Registry District of Middlesex County

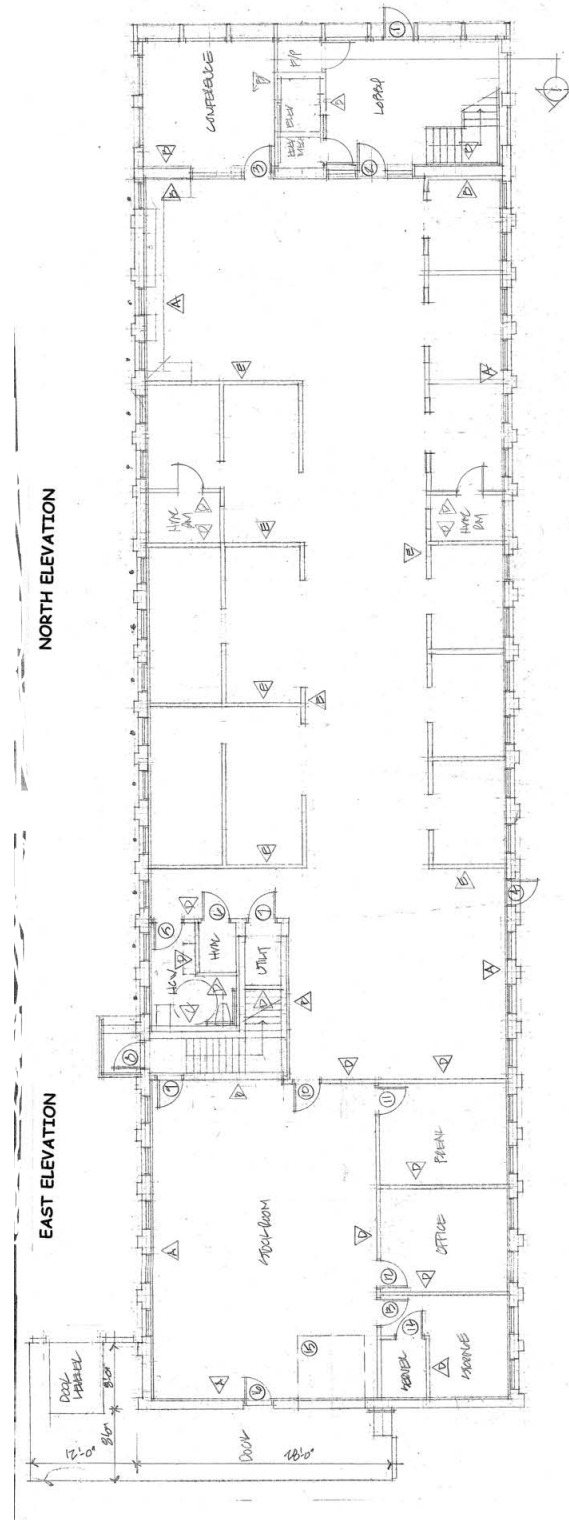
Separate certificates of title may be issued for land
shown hereon as Lots 7 and 8.
By the Court.

Charles Stubblebine

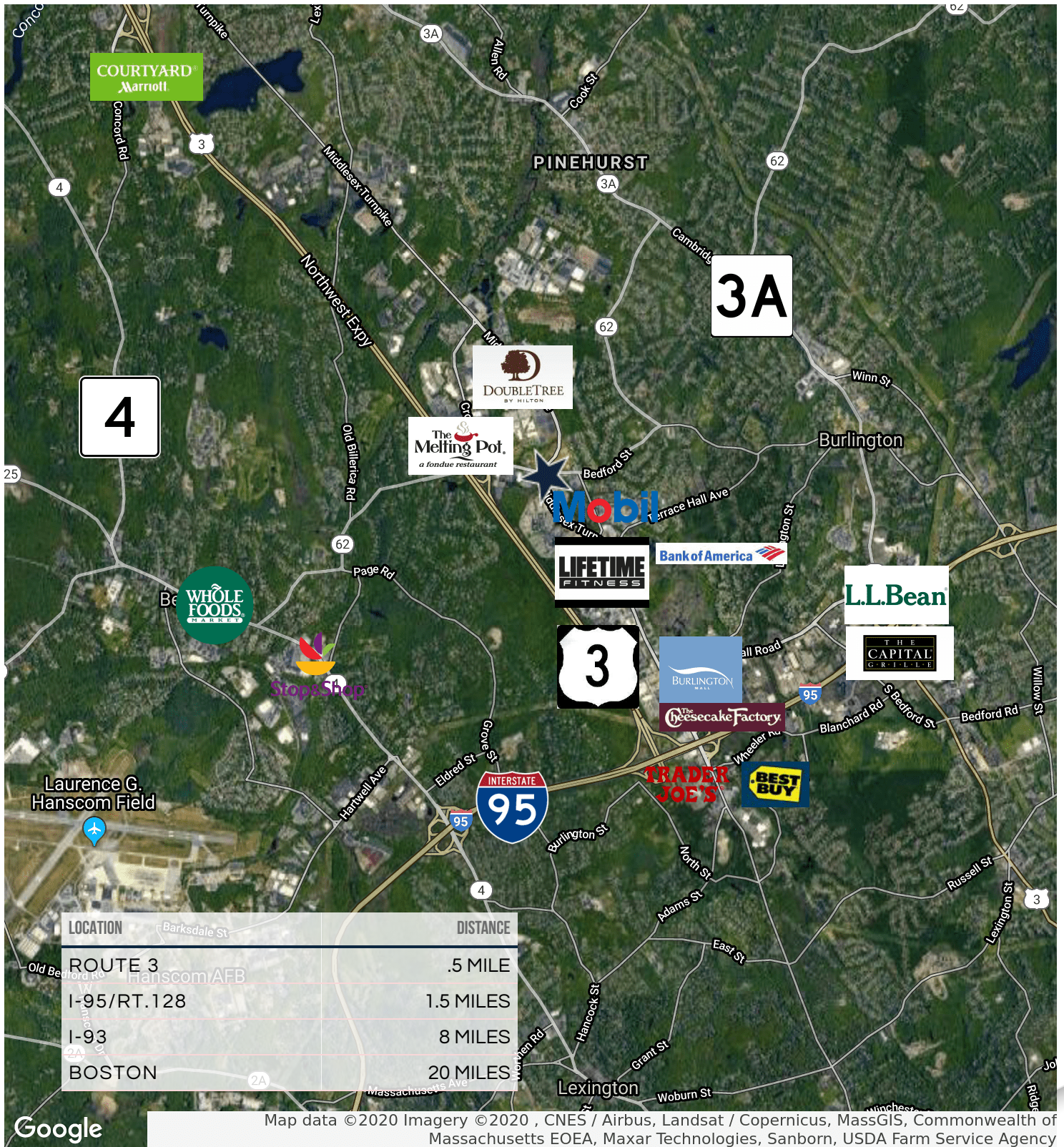
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LAND REGISTRATION OFFICE
SEP 25 1980

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FLOOR PLANS



LOCATION MAPS



Map data ©2020 Imagery ©2020 , CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, Sanborn, USDA Farm Service Agency

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