

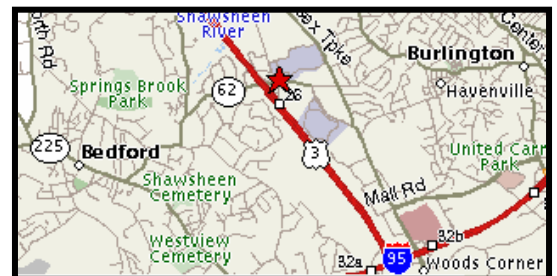
**58,400 SF AVAILABLE
BEDFORD, MA**

213 BURLINGTON ROAD



Lee Partners of New England, on behalf of CMT Realty, has 58,400 SF of space available at 213 Burlington Road. Please consider the following information on this outstanding opportunity:

- **New paving, curbing and site lighting – Subdivides to 10,000 sq ft**
- **Complete re-landscaping of the building site**
- **New 5,700 square foot, one story glass atrium**
- **Building amenities package to include lobby and on-site cafeteria**
- **New EPDM rubber membrane roof**
- **New Thermopane energy-efficient windows**
- **Re-pointing and high tech upgrade of building elevations**
- **New HVAC throughout plus 2,500 amp, 270/480 volt electrical service**
- **New lavatory cores**
- **New loading dock with 25,000 pound dock leveler**



For additional information or to arrange a tour, please call Bruce Lee at 781-676-2990. This is an outstanding opportunity for a company desiring signature space.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified prior to purchase or lease.

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