



**LEE PARTNERS**  
COMMERCIAL REAL ESTATE SERVICES

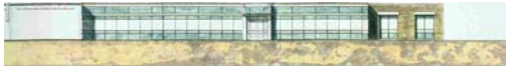
**14,400 SF SUBLEASE  
BEDFORD, MA**

**8 PRESTON COURT**



Lee Partners, on behalf of PhotonEx, has 14,400 square feet of single story office/flex space available in Bedford, MA. Please consider the following information on this outstanding subleasing opportunity:

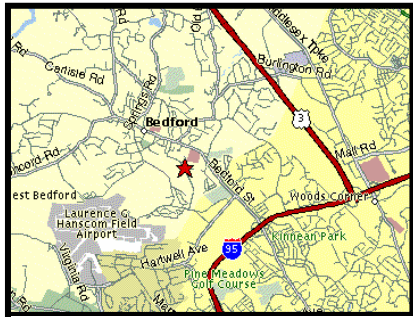
- **New office space now available**
- **Sublease term through May 2006**
- **Space was completely renovated June 2000**
- **Large open office cubicle floor plan area**
- **Newly built-out offices and conference rooms**
- **Network wiring throughout the facility**
- **Building expansion and façade upgrade - high-tech appearance - December 2001**
- **Located off of Wiggins Avenue (near Hartwell Avenue, Lexington)**
- **Lease rate negotiable**



For additional information or to arrange a tour, please call Bruce Lee at 781-676-2990. We look forward to working with you to take advantage of this unique opportunity.



*8 Preston Court Interior Photo*



*8 Preston Court, Map*

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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