



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.



Lobby 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



Signage opportunity along Route 128
(full floor tenants)



Full-service, on-site
janitorial services



Fitness center with
showers and lockers

FEATURED UPGRADES / RENOVATIONS

- › Café and catering service location
- › Forward-looking renovation of common areas
- › Abundance of outdoor seating and lounge space
- › Modern collaborative furniture
- › Four Season Exterior Conference Center
- › Contemporary artwork throughout the building
- › Updated elevators
- › Common areas designed for collaboration

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



Burlington
EAST • WEST

FOUR SEASON EXTERIOR CONFERENCE CENTER



YOUR **W**

NEW, HIGH END FITNESS CENTER



An easy commute for smoother workdays?
WE'VE GOT YOU COVERED

DRIVE TIMES

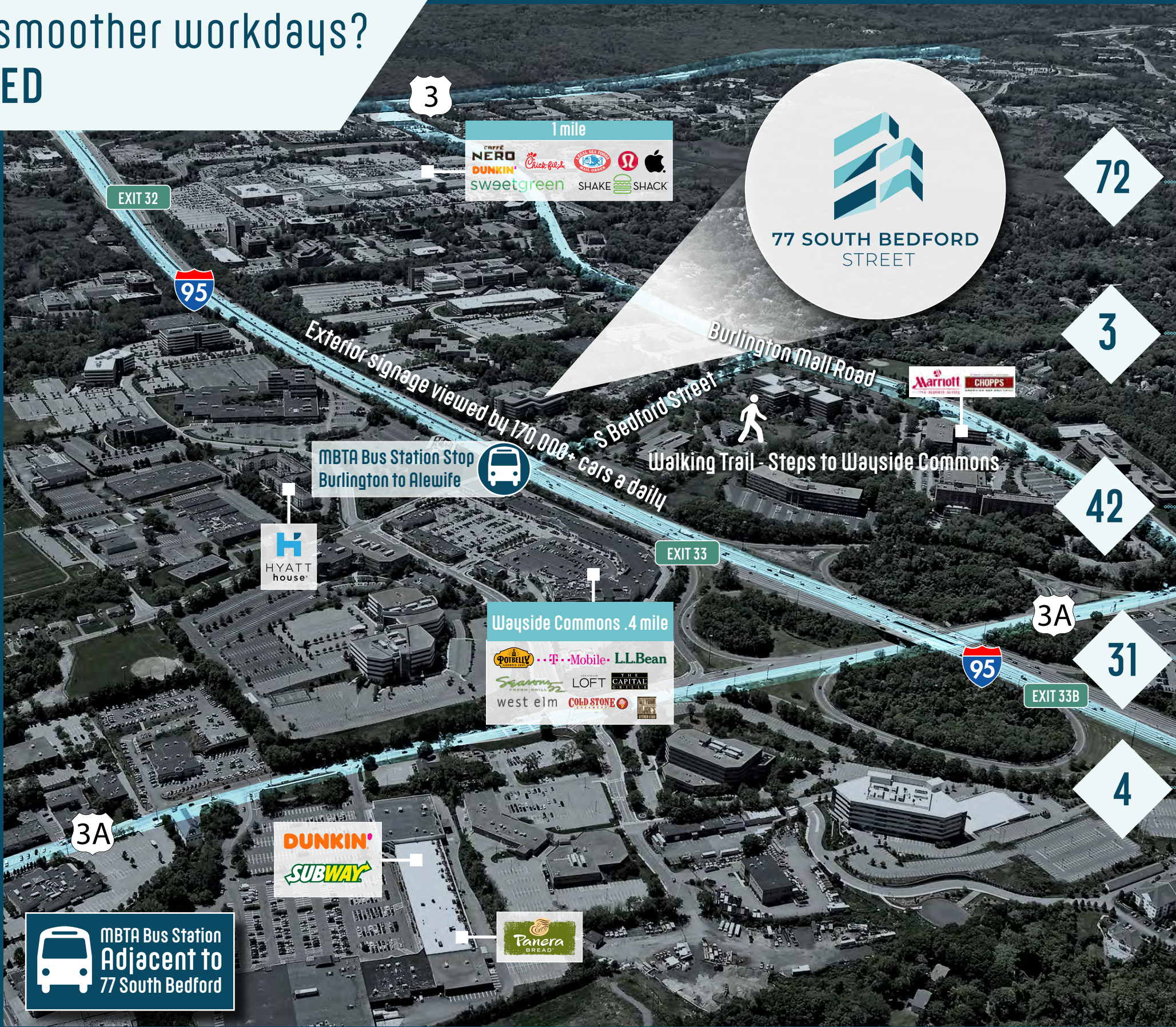
1
MINUTE TO I-95

3
MINUTES TO ROUTE 3A

9
MINUTES TO ROUTE 2

15
MINUTES TO
DOWNTOWN BOSTON

20
MINUTES TO BOSTON
LOGAN AIRPORT



WITHIN 2 MILES...

- 72 Restaurants
- 3 Grocery Stores
- 42 Retail Stores
- 31 Gyms / Fitness Studios
- 4 Hotels

AVAILABILITY

Suite 325 / 12,784 SF

Suite 225 / 3,344 SF

Suite 120 / 7,090 SF

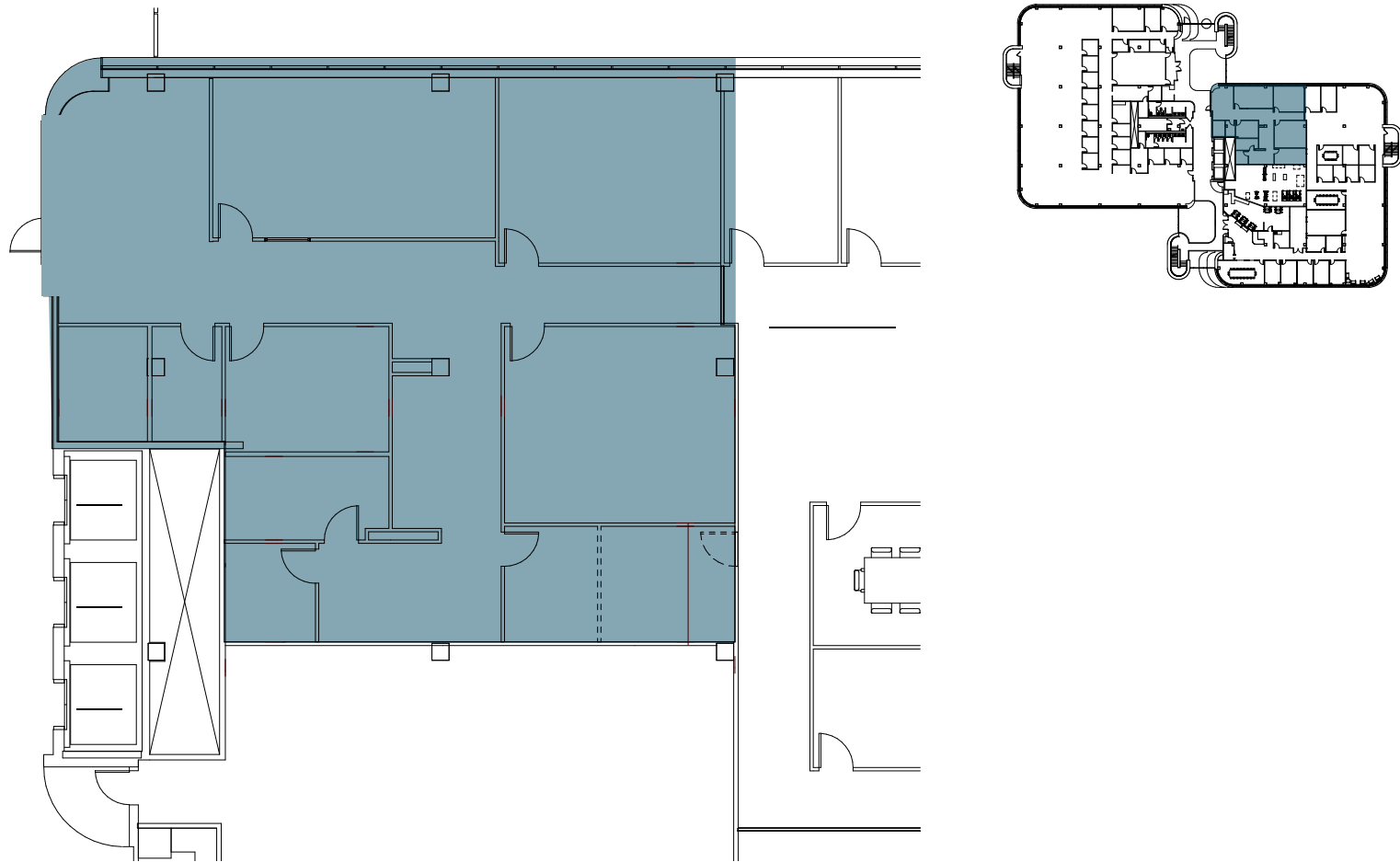


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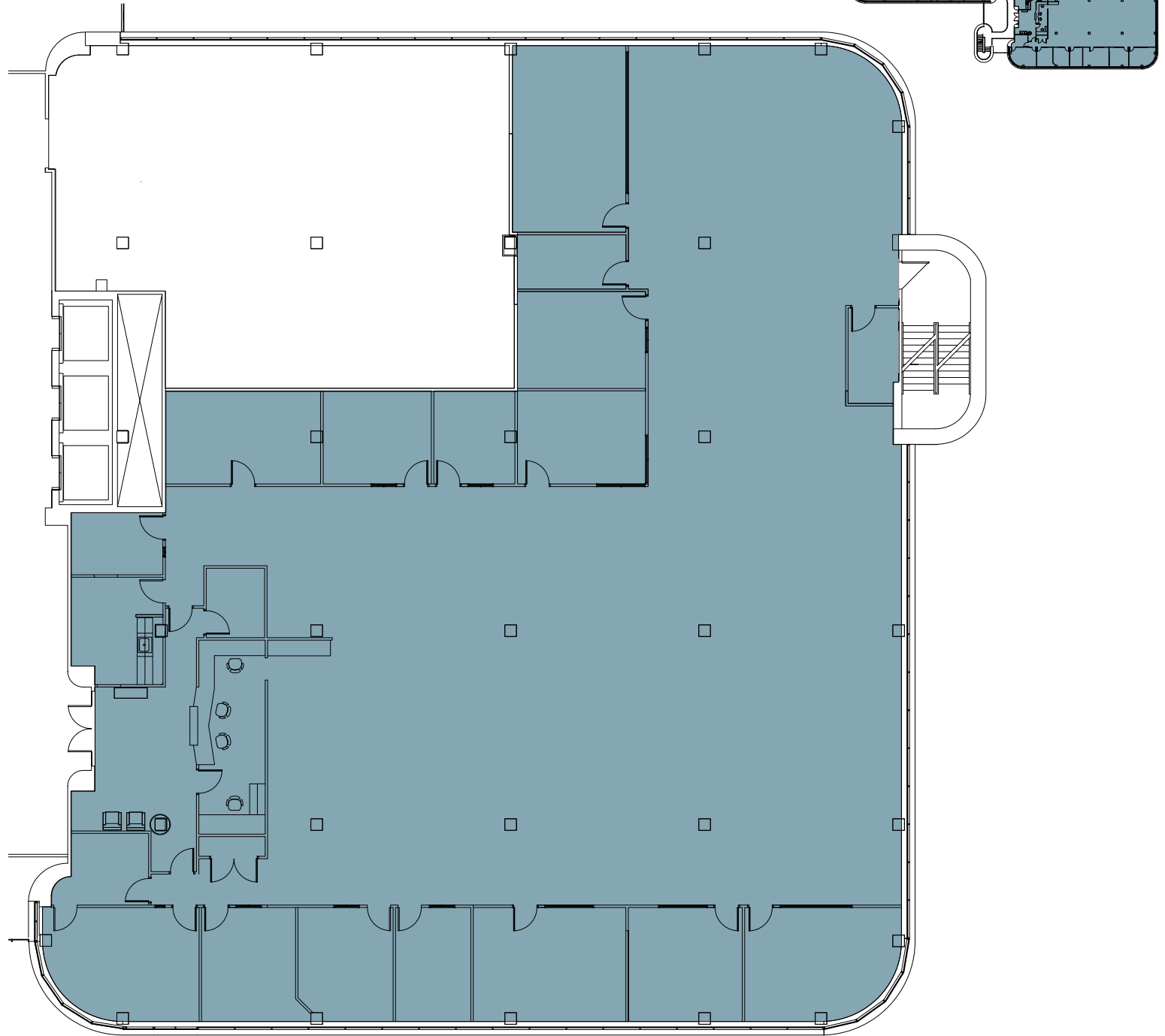
FLOOR 1 / SUITE 120 / 7,090 SF



FLOOR 2 / SUITE 225 / 3,344 SF



FLOOR 3 / SUITE 325 / 12,784 SF





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ASSET MANAGEMENT