

BEDFORD, MA
213 BURLINGTON ROAD

6,100 SF OFFICE
EXCELLENT FRONTAGE

Lee Partners of New England, on behalf of CMT Realty, has 3,400 SF and 2,700 SF of space available at 213 Burlington Road. Please consider the following information on this outstanding opportunity:

- Restaurants open include **Bamboo**, **Flatbread Pizza**, and **The Melting Pot**
- New paving, curbing, and site lighting – Subdivides to 2,000 SF
- Complete re-landscaping of the building site
- New 5,700 square foot, one story glass atrium
- New EPDM rubber membrane roof
- New Thermo Pane energy-efficient windows
- Re-pointing and high tech upgrade of building elevations
- New HVAC throughout plus 2,500 amp, 270/480 volt electrical service
- Utilities distributed to space for new tenant
- New loading dock with 25,000 pound dock leveler



For additional information or to arrange a tour, please call Bruce Lee at 781-290-8101. This is an outstanding opportunity for a company desiring high visibility quality office space.