



BROCHURE

4 PRESTON COURT
BEDFORD, MA 01730

MANSARD



Property Summary



AVAILABILITY SUMMARY

Lease Rate:	\$22.50 SF/yr (NN; NNN)
Available SF:	1,000 - 6,986, +/- SF
Parking Ratio:	3.64:1000
Lot Size:	1.38 Acres
Building Size:	24,360 SF
Floor:	First & Second Floor Spaces Available

SPACES	LEASE RATE	SPACE SIZE
First Floor Office/Flex Space Available	\$22.50 SF/yr	4,900 SF
2,086 SF Office/Flex Space Available	Negotiable	2,086 - 6,986 SF
6,986 SF Office/Flex Space Available	Negotiable	2,086 - 6,986 SF

PROPERTY DESCRIPTION

Presently available for lease is 2,086 - 6,986 +/- SF of first and second floor office/flex space. Situated with IND-B zoning, 4 Preston Court is strategically positioned near Hartwell Avenue in Lexington, MA. 4 Preston stands as a recently renovated office/flex building, showcasing ample surface parking at a ratio of 3.64 spaces per 1,000 square feet, equipped with a passenger/freight elevator capable of handling up to 4,500 lbs, and featuring contemporary common areas.

Noteworthy neighbors encompass prominent entities such as Thermo Fisher Scientific, Stoke, Diversified Technologies, Cubic PV, and UCB. Within a 3-mile radius of the property, a workforce of 16,053 white-collar professionals thrives, contributing to a rich talent pool while enjoying proximity to some of Boston's most affluent suburbs. Encircled by conservation land, the property lies adjacent to the Minuteman Bike Path and Hanscom Air Force Base, with convenient accessibility to Routes 3, 128, and 225.

First Floor



 VACANT

 **ThermoFisher**
SCIENTIFIC

 **ForrestHealth®**

Second Floor



Interior Photos



Exterior Photos



Market Area

Patriot
Golf Course

ORACLE
cadence
VERACODE
Blue Sky
CENTER

verizon Blue Fuji
shalls Middlesex
Savings Bank
WHOLE
FOODS
MARKET
Domino's
Pizza
STARBUCKS
COFFEE
RED
HEAT
SUNOCO
Jersey
MILK
SUBS

STOP & SHOP
Western Union WU
TJ-maxx ACE
Hardware
PET SUPPLIES PLUS

Bedford
High School

TD Bank

CVS

BG
BERKSHIRE
GREY

4 Preston Ct,
Bedford, MA

BEDFORD
Plaza Hotel
McDonald's
Shell
BEDFORD HOUSE
of ROAST BEEF

Wegmans

werfen

ucb
ThermoFisher
SCIENTIFIC
STAKE
CUBIC
PV

labcorp

KOHL'S
AMC
THEATRES
ups
Long's
FINE JEWELERS SINCE 1878
BARNES & NOBLE
MEN'S WEARHOUSE
SONESTA
Simply Suites
T

Laurence G.
Hanscom Field

PRECISION COATING
The Surface is Only the Beginning
ANIKI HOMOMLOGY
Medicines, Inc.
Oxford
Biomedica
Solutions

CardinalHealth

Boston Children's Hospital

uniQure
T2 Biosystems
WAVE
janssen
LIFE SCIENCES

WILLIAM DIAMOND
MIDDLE SCHOOL