



## OFFERING MEMORANDUM

**4** PRESTON COURT  
BEDFORD, MA 01730

MANSARD   

# Executive Summary

## INVESTMENT HIGHLIGHTS

Proximity to Hanscom Air Force Base, Routes 28, 3, 128, 93, and the Mass Pike

Dense Employment Demand of 16,053 Office Employees within a 3 Mile Radius

Opportunity to Lease or Occupy 13,280 SF Vacancy to Grow NOI

Thermo Fisher Renewal Shows Commitment to the Location

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	24,751 SF
Available SF:	6,986 SF
Lot Size:	1.38 Acres
Parking Ratio:	3.64:1000
Year Built:	1974
Renovated:	1999
Zoning:	IND-B
Market:	Boston MSA

### PROPERTY OVERVIEW

This 24,751 +/- SF favorable investment opportunity is 72% leased and occupied and is strategically located in the IND-B section, near Lexington's Hartwell Avenue. The building boasts two-floors of multi-tenant flex space serviced by a 4,500 lb capacity passenger/freight elevator, providing flexibility for uses such as office, R&D, lab, biotech, and light manufacturing.

A major advantage of this location is its proximity to a pool of skilled white-collar employees. Within a 3-mile radius, there are approximately 16,053 highly skilled professionals, presenting a powerful workforce for businesses in the area. Notable neighbors include industry giants like Thermo Fisher Scientific, Stoke, Diversified Technologies, Cubic PV, and UCB, which further enhances the property's appeal.

Beyond its excellent location and neighbors, the property is surrounded by conservation land, offering a pleasant environment for employees and visitors.

# Property Details

Sale Price:	Subject To Offer
Building Size:	24,751 SF
Available SF:	6,986 SF
Lot Size:	1.38 Acres
Floors:	2
Parking Ratio:	3.64:1000 SF
Number of Units:	6
Year Built:	1974
Renovated:	1999
Elevator:	4,500 LB Passenger/Freight
Sprinklers:	Wet
HVAC:	New Johnson Controls System
Windows:	Recently Replaced
Zoning:	IND-B
Roof:	Rubber Membrane
Environmental:	21-E on File
Lender:	Enterprise Bank
2020 Renovations:	All new windows, HVAC controls, LED lighting throughout, renovated restrooms, common area carpet and paint.
2021 Renovations:	New Bryant RFU HVAC unit, new Comcast wiring for high-speed data, new elevator motherboard, repaved the front driveway.
Submarket:	Concord/Maynard



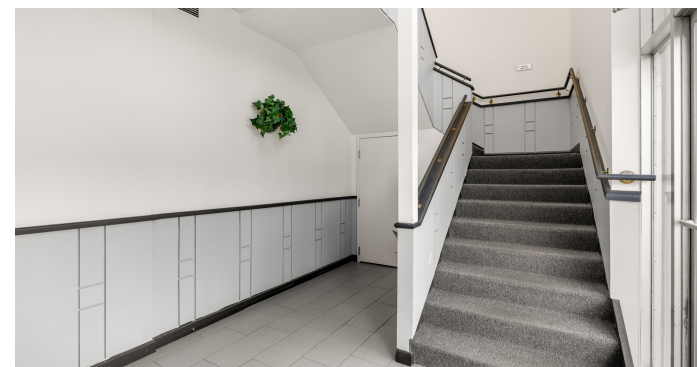
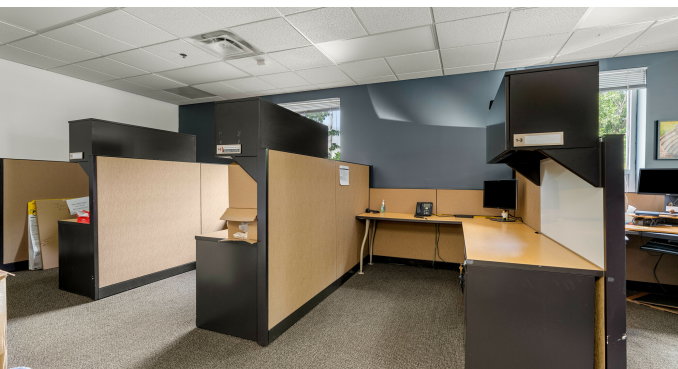
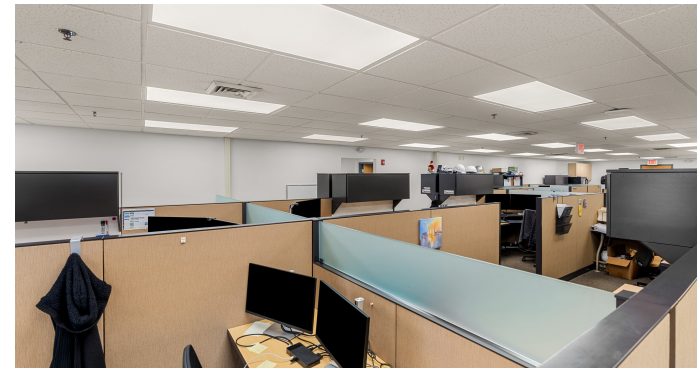
# Preston Court Neighbors



4 Preston Ct,  
Bedford, MA 01730



# Interior Photos



# Amenity Map

verizon Blue Fuji  
Middlessex Savings Bank  
WHOLE FOODS MARKET  
Domino's Pizza  
STARBUCKS COFFEE  
RED HEAT  
SUNOCO  
Jersey Mike's SUBS

Patriot Golf Course

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

ORACLE  
cadence  
VERACODE  
Blue Sky CENTER

Bedford High School

TD Bank

CVS

BG BERKSHIRE GREY

4 Preston Ct,  
Bedford, MA

werfen

ucb  
ThermoFisher Scientific  
STAKE  
CUBIC PV

labcorp

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

Wegmans

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  
OMOMLOGY  
Oxford Biomedica Solutions

CardinalHealth

Boston Children's Hospital

uniQure  
T2 Biosystems  
WAVE janssen  
LIFE SCIENCES

WILLIAM DIAMOND MIDDLE SCHOOL

# MANSARD



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:  
Sales, Leasing and Valuations

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