

EMERSON PLACE AT BEDFORD

41-55 NORTH ROAD
BEDFORD, MA 01730

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Executive Summary



OFFERING SUMMARY

Available SF:	500 - 1,654 SF
Lease Rate:	Negotiable
Lot Size:	2.13 Acres
Year Built:	1975
Building Size:	40,392
Renovated:	2013
Parking:	102± spaces

PROPERTY OVERVIEW

Under New Ownership! First Class Medical, Dental and Office Suites for lease at Emerson Place at Bedford.

Great opportunity for quality space in a professional atmosphere. The property is located in the heart of Bedford with excellent access to the communities of Lexington, Concord, Carlisle, Billerica and Burlington. Also, located just 15 miles northwest of Boston and 12 miles northwest of Cambridge, the property is well positioned to serve the medical, dental, bio-tech and life sciences communities.

PROPERTY HIGHLIGHTS

- Anchored by Emerson Hospital and Chestnut Dental the property provides an excellent opportunity for specialty and complementary practices including: medical spa, physical therapy, urgent care, counseling services, wellness centers and more!
- Less than 3 miles to Route 128/Interstate 95 and easy access to Routes 2 and 3.
- The Town of Bedford is a thriving community with a highly educated workforce, leading research and education centers.
- Bedford is close to world-renowned universities and medical resources, such as MIT, Harvard, UMass, Tufts, Mass General Hospital, New England Medical Center, Lahey Clinic, and Lowell General Hospital. Bedford's own Middlesex Community College offers a broad range of professional and technical training programs.

Additional Photos



Additional Photos



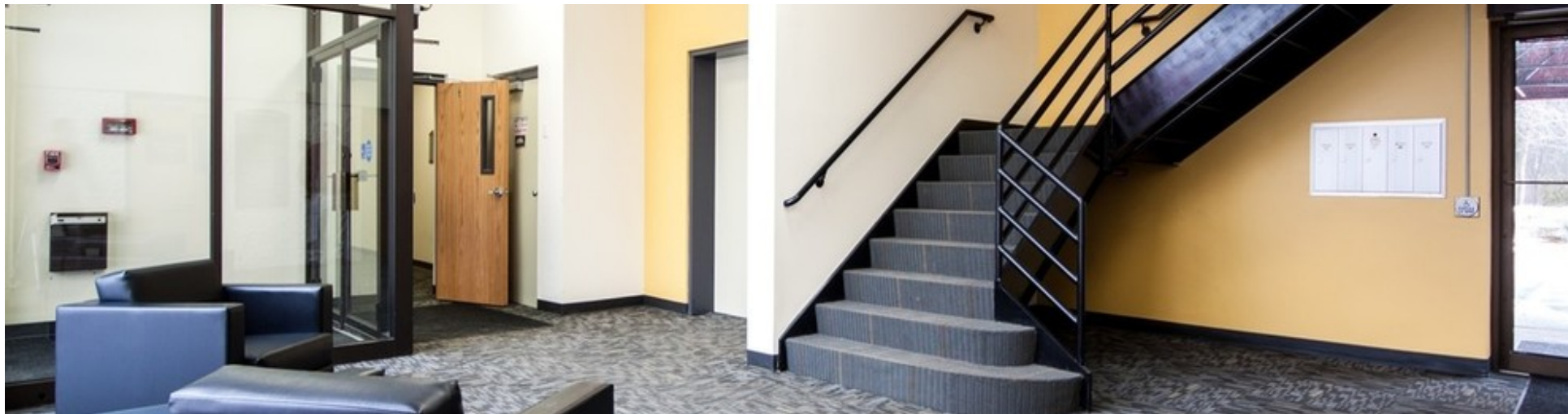
Additional Photos



Additional Photos



Available Spaces



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 41-102	Negotiable	Modified Gross	1,654 SF	Negotiable
Suite 41-100A	Negotiable	Modified Gross	762 SF	Negotiable
Suite 41-206	Negotiable	Modified Gross	625 SF	Negotiable
Suite 43	Negotiable	Modified Gross	500 SF	Negotiable

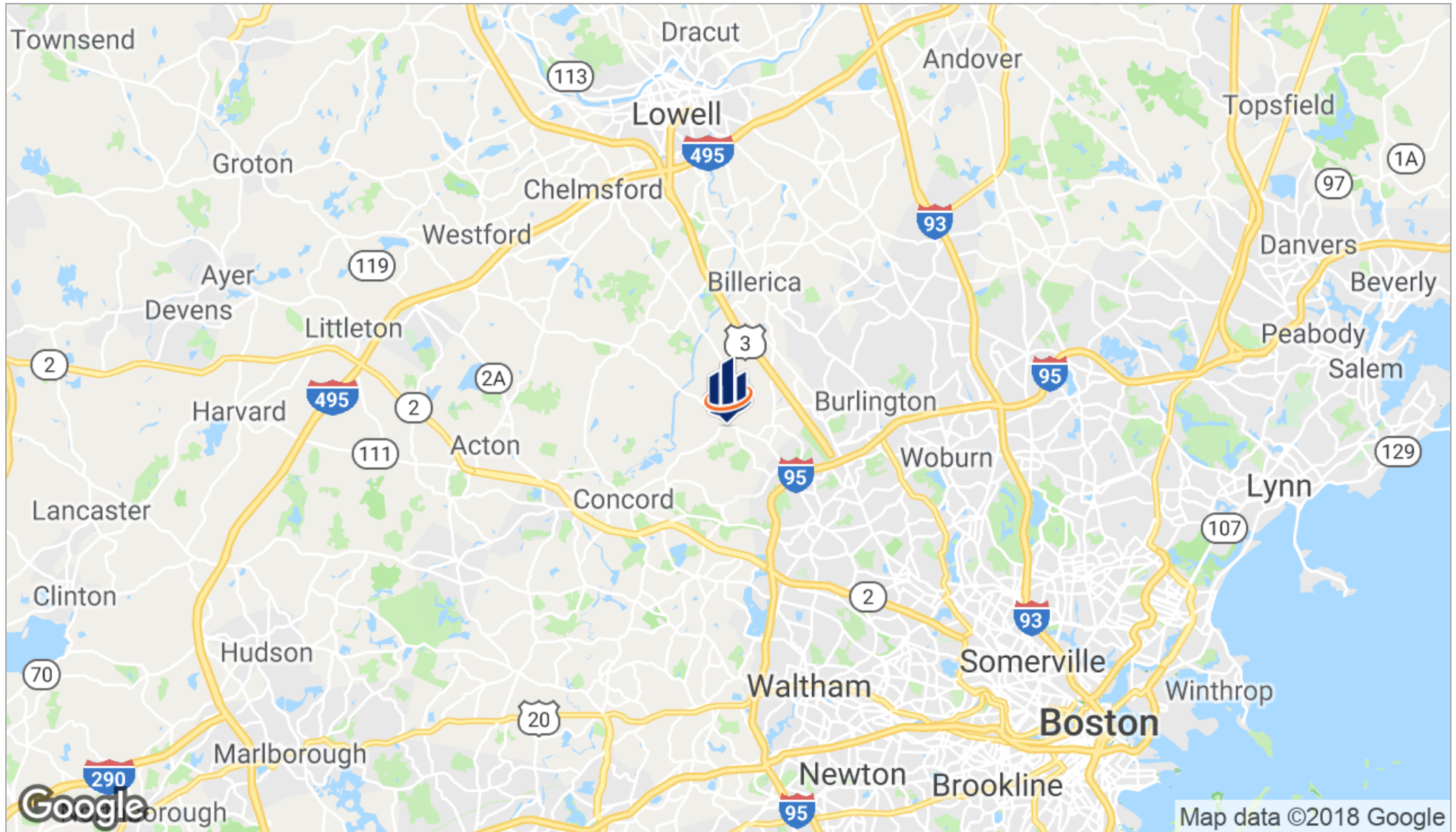
Amenities Map



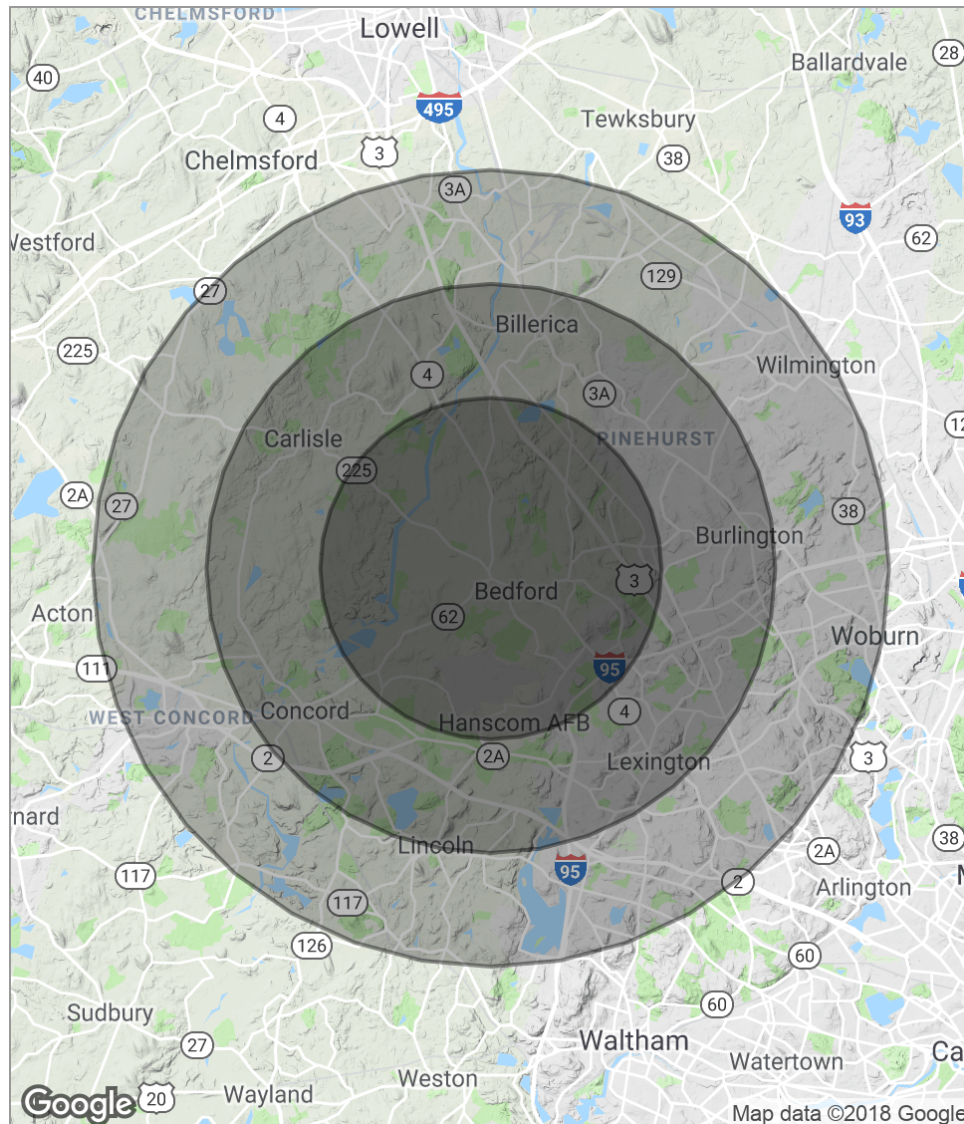
Major Companies & Area Retailers



Location Maps



Demographics Map



POPULATION	3 MILES	5 MILES	7 MILES
Total population	29,161	83,447	173,641
Median age	40.2	40.8	41.7
Median age [male]	39.7	40.7	41.2
Median age [Female]	41.0	41.1	42.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	10,707	30,115	63,402
# of persons per HH	2.7	2.8	2.7
Average HH income	\$126,761	\$132,226	\$128,771
Average house value	\$505,804	\$508,894	\$537,574

* Demographic data derived from 2010 US Census

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