



**BEDFORD WOODS**  
**BEDFORD, MASSACHUSETTS**

79.1 Acres - 720,000 Square Feet

**Owner:** The Gutierrez Company

**Exclusive Leasing Agent:** Cushman & Wakefield

# EXECUTIVE SUMMARY



Bedford Woods is an established office park with several parcels still available for build-to-suit office and retail leasing development. Available built-to-suit opportunities can accommodate office tenants in need of space up to 377,000 square feet .

The Gutierrez Company, the owner and developer of Bedford Woods, is one of the most experienced and well-respected commercial property developers in New England. Gutierrez has brought all of their expertise to bear to create an idyllic corporate campus in the heart of the Route 3 corridor. Some of Bedford Wood's highlights include a pristine wooded setting, extensive parking and in-place zoning variances to speed construction.

Bedford Woods is located minutes from numerous restaurants, daycare & fitness centers and hotels offering function facilities. Located off Route 3's Exit 26 in Bedford, MA, Bedford Woods offers quick access to all of Boston's major highways, downtown Boston and Logan Airport. Additionally, New Hampshire is less than twenty miles away.

# PROPERTY FEATURES



Total Acres:	79.1 Acres
Site Capacity:	720,000 SF
Available:	<b>Building 1:</b> 188,000 SF <b>Building 2:</b> 188,000 SF
Site Restrictions:	Development of the site can be no more than 700,000 SF of Office/R&D buildings and 20,000 SF of Retail
Parking:	3.2 per 1,000 SF
Zoning Variances:	Three buildings have four story height variance approvals in place

# AERIAL





# AREA MAP



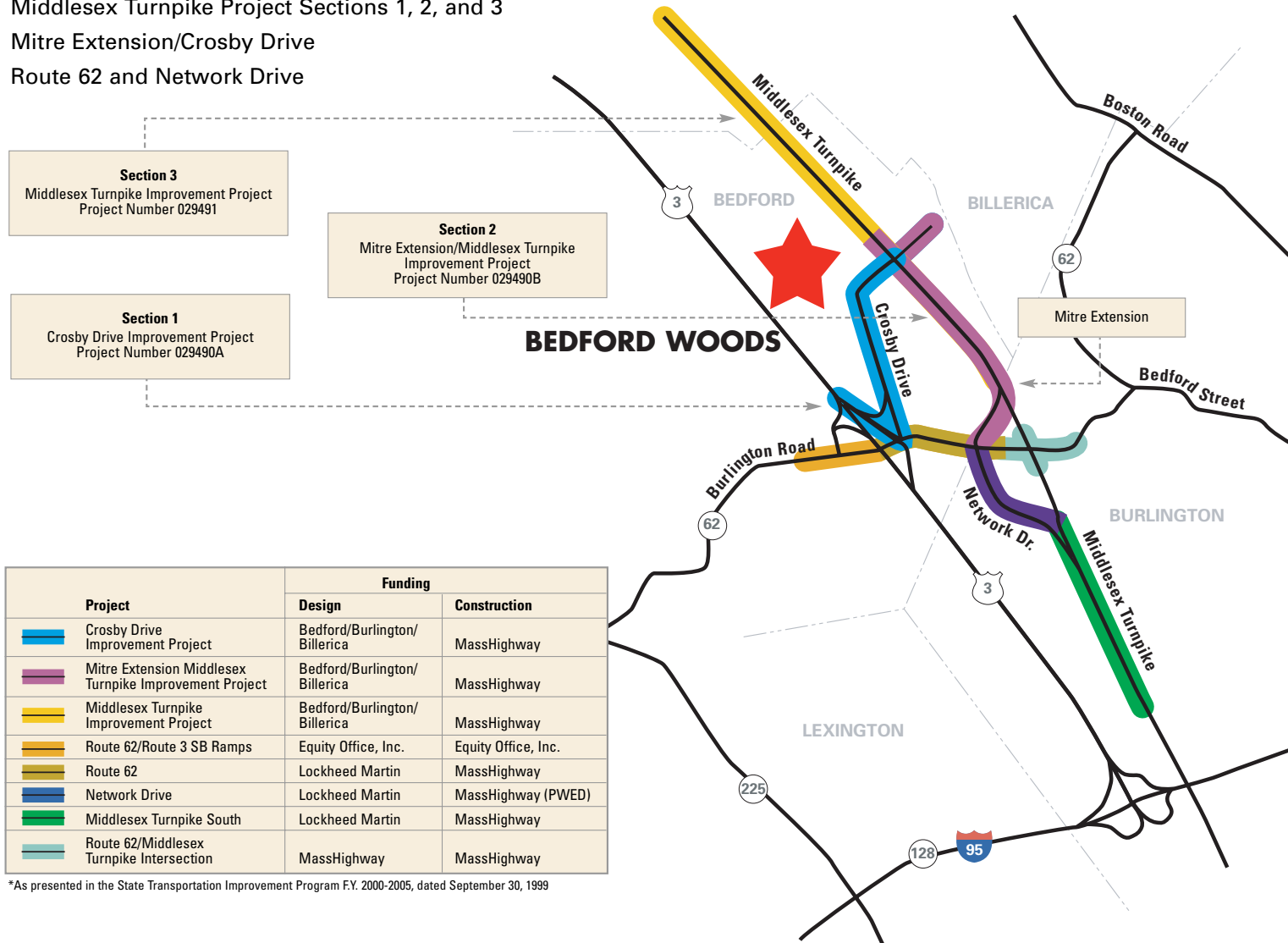
# ROAD CONSTRUCTION PLANS

## Transportation Improvement Projects

Middlesex Turnpike Project Sections 1, 2, and 3

Mitre Extension/Crosby Drive

Route 62 and Network Drive



\*As presented in the State Transportation Improvement Program F.Y. 2000-2005, dated September 30, 1999

# PROPOSED SITE PLAN



# THE GUTIERREZ COMPANY

Since 1978, The Gutierrez Company has provided a full range of real estate development services including site selection, master planning, project management, design coordination, financing, construction services and property management.

The strongest characteristics of The Gutierrez Company are our in-depth capabilities within each phase of the development process. Whether The Gutierrez Company is joint-venturing a single building with a land owner, developing an office park for our own account, or constructing a customized building according to a user 's specifications, all of the vital services needed for each development are provided in-house.

The Gutierrez Companies has developed over 8.5 million square feet of office, research and development, and retail space in suburban Boston and southern New Hampshire for various international, national, and regional tenants. They currently own and manage a building portfolio of over 4.2 million square feet of research and development, office and retail space.