

FIRST OFFERING



174/176 Middlesex Turnpike Bedford, Massachusetts

New Cummings Properties offering: ± 330,000 SF of Class A Office and R&D space at its newest building campus on Middlesex Turnpike in Bedford, just off Route 3 and in close proximity to Routes 95 & 495, with industry leading in-house design-build services, lessee-friendly financing, and special introductory rates.

- **\$9.50/SF NNN for full-building lease**
- **\$11.50/SF NNN for half-building lease**
- **\$13.50/SF NNN for full-floor lease**

Available February 1, 2026 move-in



Call Vice President of Leasing John Halsey at **781-983-2214**

 **Cummings Properties**