



RIVER
WALK
LABS

NOW LEASING

168,000 SF
OF NEWLY RENOVATED
RESEARCH & LAB SPACE

14-16 OAK PARK DRIVE, BEDFORD MA

REDGATE™



OPTIMUM
asset management



RIVERWALKLABS.COM

Committed to Science

TRANSFORMATIVE SCIENCE & INNOVATION FACILITY



2 FLOORS
168,000 SF



AMPLE PARKING
3+ / 1,000 SF RATIO



**HIGH BRAND
VISIBILITY**



**PRIVATE TENANT
LOBBIES**



**CONVENIENT ACCESS TO
MIDDLESEX TURNPIKE, ROUTE 3, & I-95**



MULTIPLE LOADING DOCKS

STYLISH SHARED AMENITIES

- Café/Lounge managed by Craft Food Halls
- Conference Center
- Outdoor Terrace
- Fitness Center
- Locker Rooms & Showers
- Bike Storage
- Walking Trails along the Shawsheen River
- New Pickleball Court & Basketball Court



Lab Ready Infrastructure



SIZE:	168,000 Total Building RSF. (2) Floors with 80,000 SF each (Easily demised into +/- 20ksf lab/office clusters)
PARKING:	3+/1,000 parking
CEILING HEIGHT:	13'3" Floor to Floor height
STRUCTURE:	125 lbs./SF floor load capacity
LOADING:	(8) loading bays spread across (4) separate loading docks giving tenants the opportunity for dedicated loading
ENTRANCES:	(1) main lobby with access to amenities, (4) private lobbies giving tenants an opportunity for their own dedicated entrance/identity
HVAC:	New air handlers capable of providing 1.75 CFM/SF of 100% outside air to tenant lab space and 0.25 CFM/sf to tenant office space (assuming 60/40 lab/office split)
PH NEUTRALIZATION:	Two centralized PH Neutralization systems with risers for future tenant connections
ELECTRICAL:	(2) 4000-amp, 480/277-volt, 3-phase 4 wire switchboards
GENERATOR CAPACITY:	(2) 300kW generators providing approximately 3.5 watts/sf of optional tenant standby power. Additional site area available for dedicated tenant generators.
SCHEDULE:	Q3 2023 Base Building Delivery

Ideal Location for Forward Thinking Companies

DRIVE TIMES

BURLINGTON

10 Mins

I-95

10 Mins

I-93

16 Mins

LEXINGTON

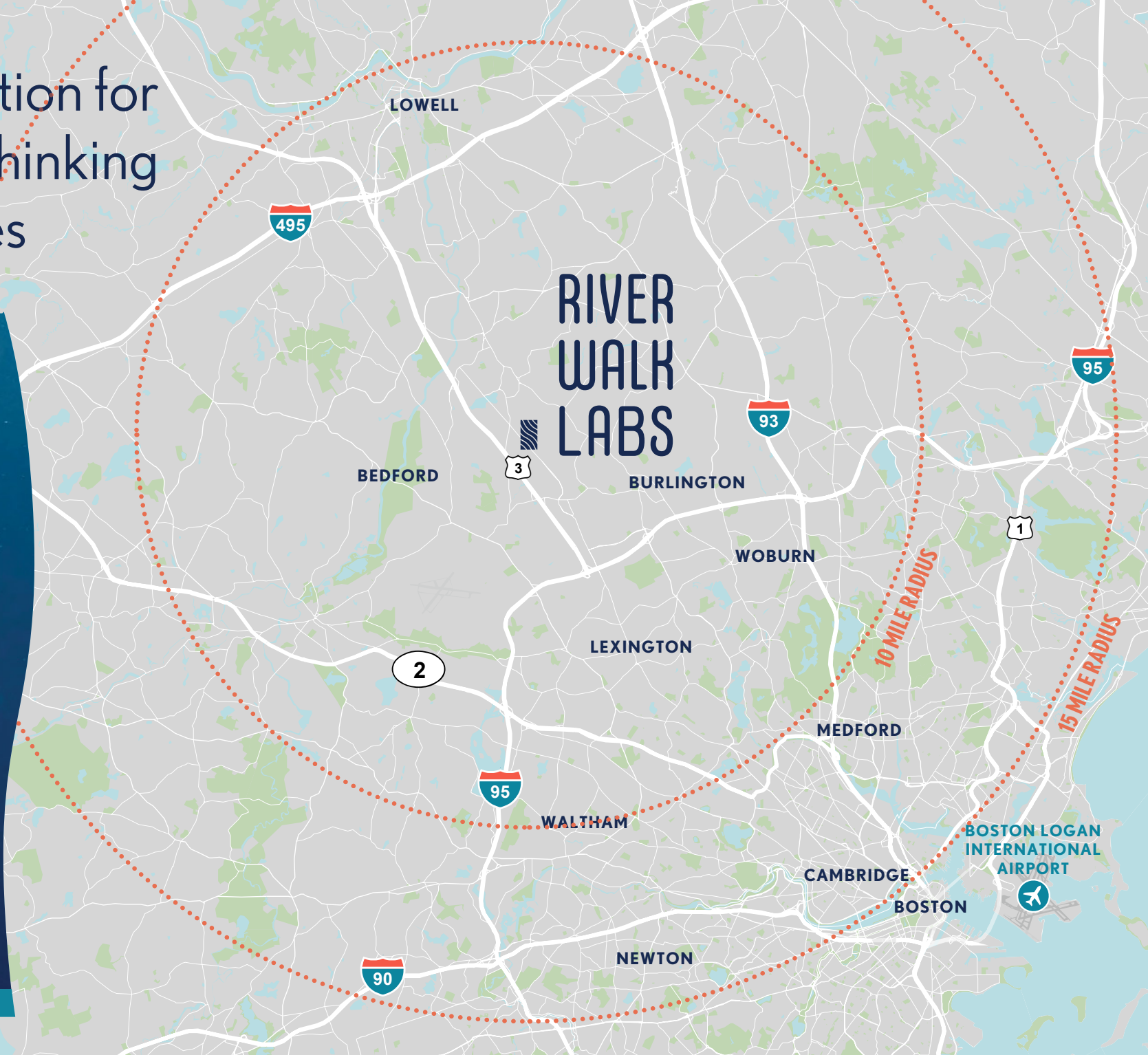
20 Mins

CAMBRIDGE

35 Mins

BOSTON

40 Mins



BEDFORD & BURLINGTON



LEXINGTON



WALTHAM



Where Innovation Happens

When it comes to emerging technologies, Bedford has become a hotbed of activity. With many talented employees living north and west of Boston, Bedford's central location and plentiful area amenities make it an exceptional opportunity. In addition, the town government is supportive of life sciences and emerging technology enterprises and has helpful zoning, permitting and economic development teams in place.

Area Demographics

BEDFORD HAS STRONG AND HIGHLY EDUCATED LABOR POOL DEMOGRAPHICS

POPULATION



10 MILES
676,420

20 MILES
3,281,134

NUMBER OF HOUSEHOLDS



10 MILES
256,587

20 MILES
1,271,366

AVERAGE HOUSEHOLD INCOME



10 MILES
\$122,052

20 MILES
\$104,761

LABOR FORCE



10 MILES
423,751

20 MILES
2,055,731

PEOPLE AGE 20-54



10 MILES
293,555

20 MILES
1,576,792

UNDERGRAD OR PROFESSIONAL DEGREE



WITHIN 20 MILES
70%

Wellness Integrated Into The Workday

Designed around wellness, Riverwalk Labs encourages a holistic approach to health. Walking trails, a meditation room, fitness facilities and a café lounge and terrace enable a productive and fun lifestyle.



CRAFT FOOD HALLS

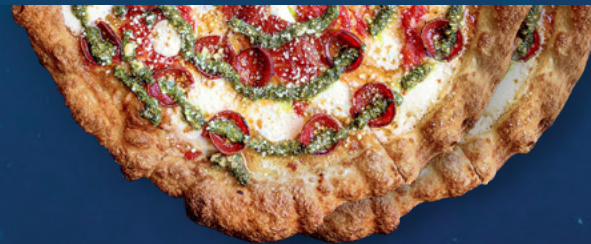
The nature of work is evolving quickly. Riverwalk Labs' on-site café and lounge provides a space for employees to connect, collaborate and get inspired by their peers. A partnership with Craft Food Halls allows dynamic menu offerings cooked with fresh ingredients, packed with flavor and designed to elevate guest and tenant experiences. The self-serve beer and wine wall creates an ideal space for events and gatherings after work.

FOR MORE INFORMATION VISIT
CRAFTFOODHALLS.COM



SOUSVIDERIE

American fare with precision cooking utilizing the classic French cooking method of Sous Vide, ensuring every item is cooked perfectly and is packed with favor.



PROJECT STREET PIZZA

Juxtaposing "Old World" simplicity with "New World" technique, Project X offers an entirely unique artisanal craft pizza experience.



vessel

Functional Nutrition meets Ayurveda through bold flavor profiles that actually contribute to your body's overall well-being!



CLICK OR SCAN FOR THE
360° View of the Café

PRIVATE LOBBIES & LOADING

With flexible floor plans, 4 separate tenant lobbies, multiple loading docks and restroom corridors, tenants get the perks of a highly amenitized multi-tenant building while also enjoying the experience of private offices. It's the best of both worlds.

LOADING DOCKS



TENANT ENTRANCES/LOBBIES

MAIN ENTRANCE/LOBBY



Branding Opportunities

The property includes multiple property signage opportunities, including two landmark signs, opportunities for tenant signage above the tenant lobbies, above the entrance signage with highway visibility & various wayfinding signage.



Local Amenities

FITNESS

1. Spectrum Fitness
2. Orthopaedics Plus
3. Movement Workshop
4. Life Time
5. TITLE Boxing Club
6. Steel Fox Fitness
7. Orangetheory Fitness Burlington
8. Get In Shape For Women
9. Pure Barre

HOTELS

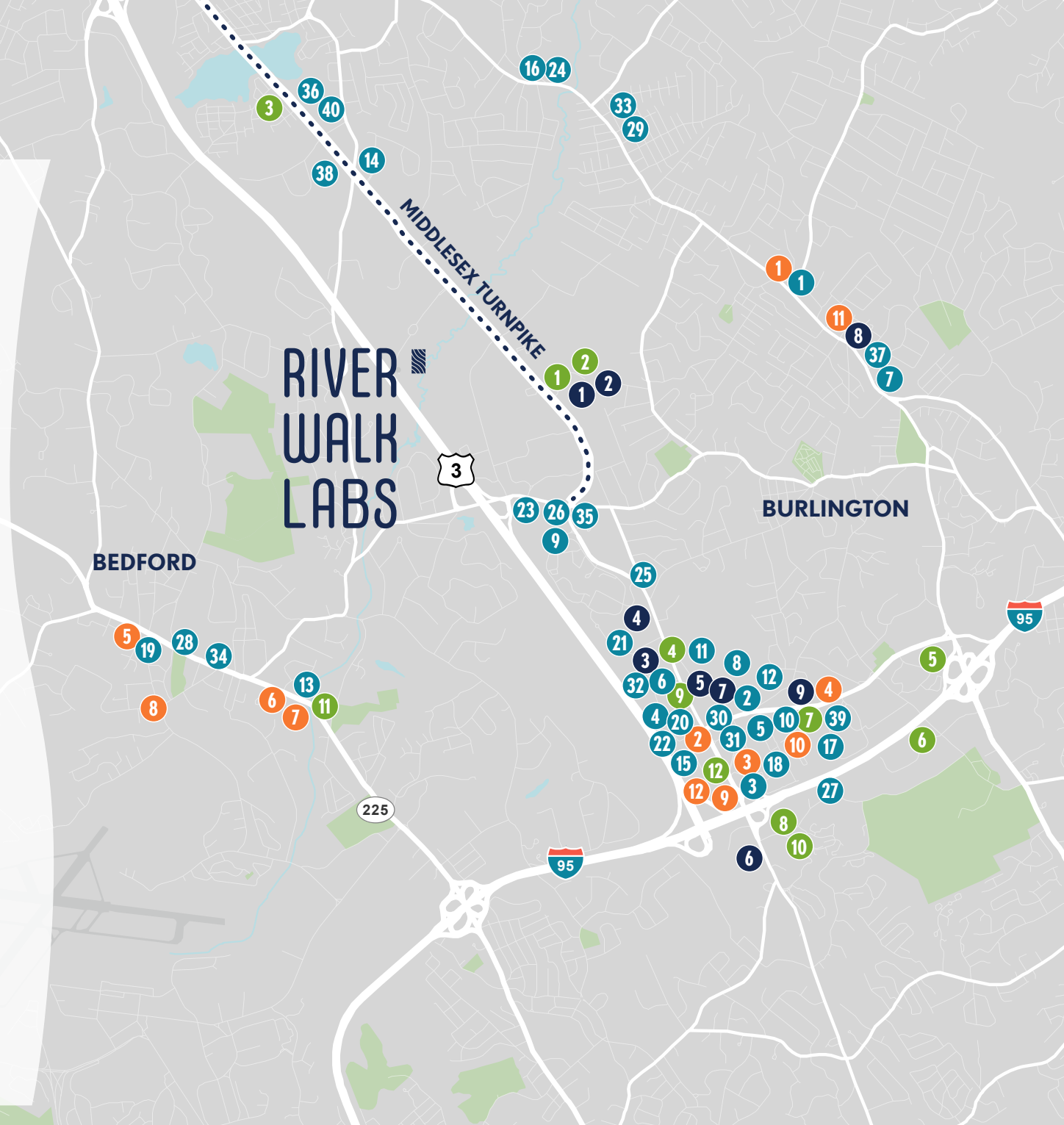
1. Hampton Inn
2. Homewood Suites
3. Courtyard byMarriott
4. Archer Hotel Burlington
5. Boston Marriott
6. Hyatt House
7. Residence Inn
8. Hilton Garden Inn
9. Sonesta Simply Suites
10. Sonesta ES Suites
11. Bedford Plaza Hotel
12. Extended Stay America

SHOPPING

1. A Whole Bunch Flower Market
2. Long's Jewelers
3. Burlington Mall
4. MyEyeDr
5. KB Jewelers
6. Bedford Florist & Gifts
7. Moison Ace Hardware
8. The Bikeway Source
9. Barnes & Noble Booksellers
10. Jewelry Rapid Repair
11. Flex Appeal
12. AMC Burlington Cinema 10

RESTAURANTS

1. La Cascia's Bakery & Deli
2. The Cookie Monstah Bake Shop
3. The Cheesecake Factory
4. Twist Bakery & Cafe
5. Tavern in the Square
6. Tony C's Sports Bar & Grill
7. True North Coffee
8. Blackbird Cafe
9. Flatbread Company
10. Pressed Café
11. The Bancroft
12. Clover Food Lab
13. Bedford House Of Roast Beef
14. 99 Restaurants
15. Eddie V's Prime Seafood
16. Max Noodles
17. Row 34
18. The Friendly Toast
19. Ginger Japanese Cuisine
20. Border Cafe
21. Redstone American Grill
22. The Okipoke Burlington
23. The Melting Pot
24. Pizza Mia Bar & Grill
25. White Coconut Thai Restaurant
26. Bamboo
27. Black & Blue Steak and Crab
28. Red Heat Tavern
29. Emerald Rose
30. Sichuan Gourmet
31. Chick-fil-A
32. Osteria Nino
33. Newtowne Grill
34. Blue Fuji
35. Famous Pizza
36. Turnpike Market Restaurant
37. New Jang Su BBQ
38. Subway
39. Tuscan Kitchen
40. Dunkin'



A Proven, Supportive Team

A committed, proven ownership team has introduced thoughtful renovations catering to the unique needs of life sciences.

SPONSORSHIP TEAM

REDGATE™

OPTIMUM
asset management

 AEW

DESIGNER



GC

JC&A
J. CALNAN & ASSOCIATES
CONSTRUCTION MANAGERS | EST. 1996

ENGINEERS



ENVIRONMENTAL, SOCIAL AND GOVERNANCE

At Riverwalk Labs, we are committed to minimizing our environmental impact and promoting sustainable practices throughout our building operations, with a priority on transparency, measurable results and supporting the well-being of our team and community.

Stacking Plan

BUILDING 14
14 OAK PARK DRIVE, BEDFORD MA

BUILDING 16
16 OAK PARK DRIVE, BEDFORD MA

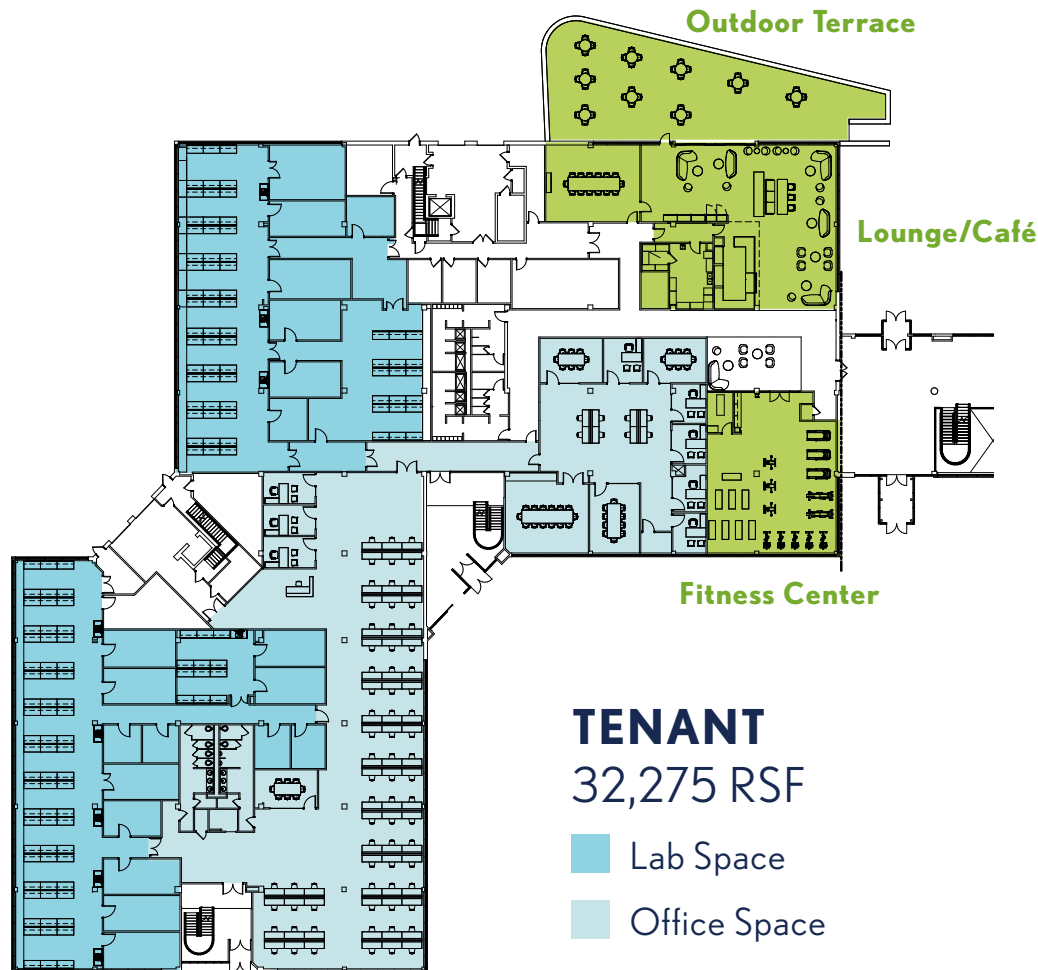
2ND FLOOR - 48,001 RSF

1ST FLOOR - 32,275 RSF

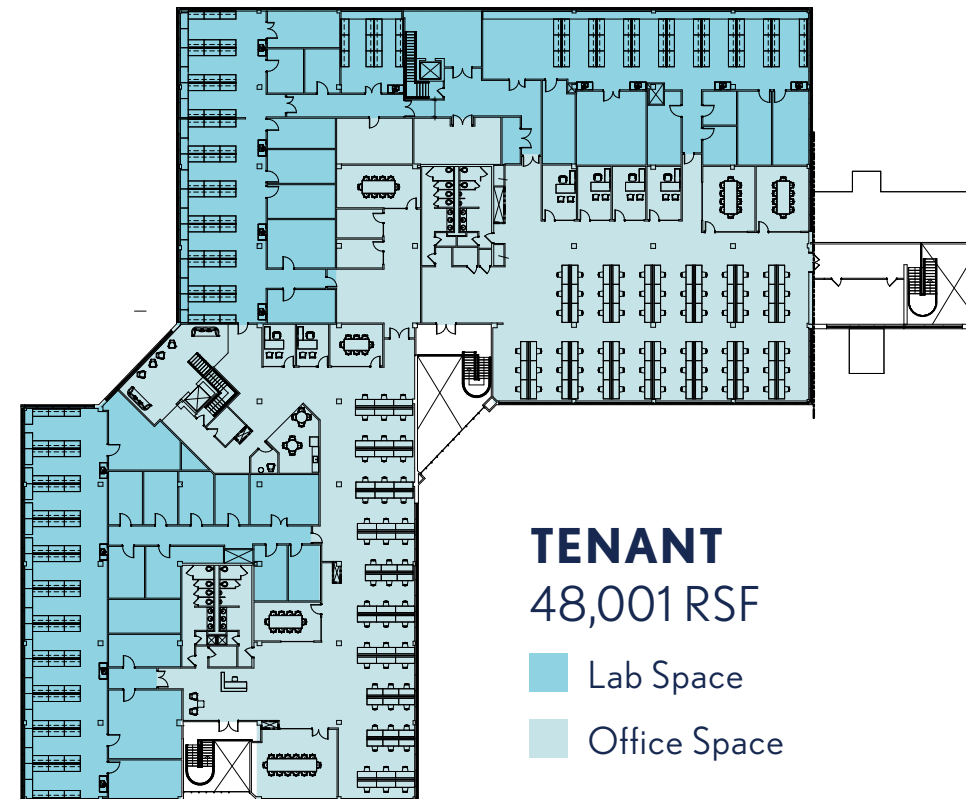
2ND FLOOR - 46,611 RSF

1ST FLOOR - 41,791 RSF

BUILDING 14: 1st Floor

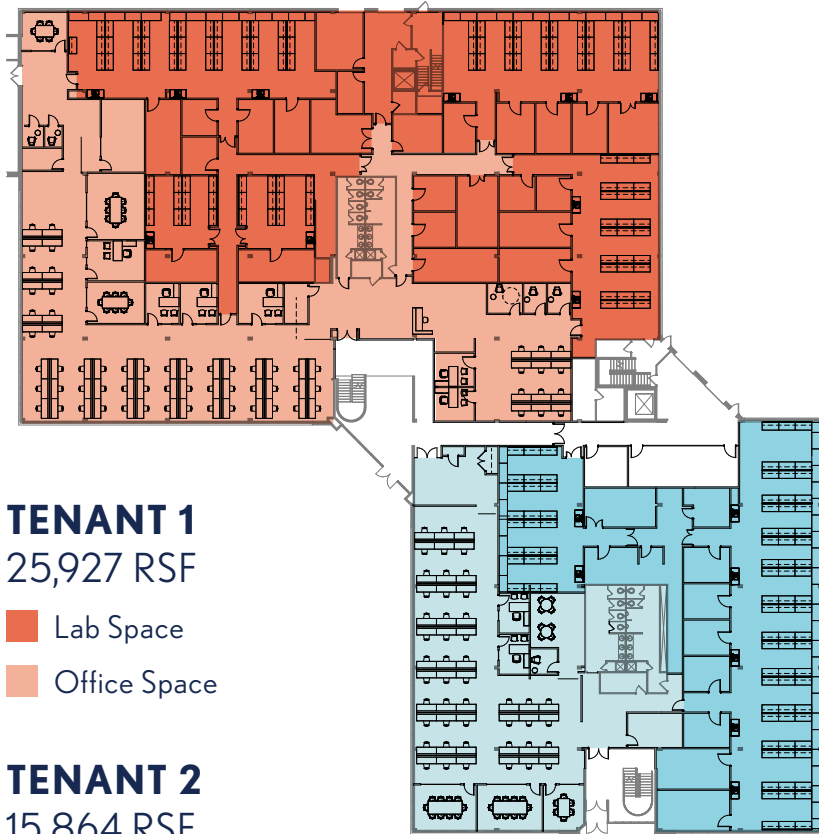


BUILDING 14: 2nd Floor



These are representative test fits. Floor plates provide ultimate flexibility for tenants from 15,000 SF up to 168,000 SF.

BUILDING 16: 1st Floor



TENANT 1

25,927 RSF

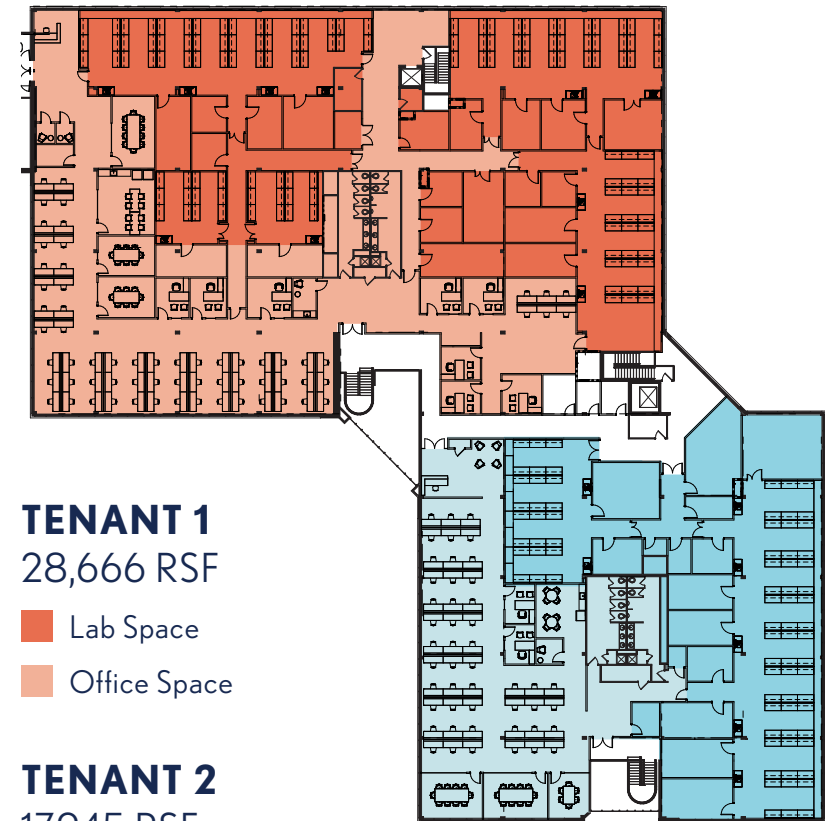
- Lab Space
- Office Space

TENANT 2

15,864 RSF

- Lab Space
- Office Space

BUILDING 16: 2nd Floor



TENANT 1

28,666 RSF

- Lab Space
- Office Space

TENANT 2

17,945 RSF

- Lab Space
- Office Space

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**RIVER
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