

## BEDFORD SPRINGS OFFICE PARK

FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE

5,680 - 13,065 SF



BEDFORD SPRINGS

JOHN J. FLATLEY COMPANY

10 Corporate Drive, Bedford, NH

10 Corporate Drive, Bedford is a two-story office building, set in a premier location at the intersection of Routes 101 and 104, and only a short distance from I-293 and the Manchester-Boston Airport. In addition to its unmatched accessibility and visibility, tenant firms can also enjoy amenities on campus including residential apartments, restaurant, bank, coffee, and a hospital/medical office. This first-class property is owned, managed and operated in-house by the John Flatley Company.



## Amenities:

- Natural setting with plush landscaping
- Abutting new retail development including:
  - Copper Door
  - Bellwether Credit Union
  - Dunkin' Donuts
- Adjacent to newly renovated and Four Diamond Rated Bedford Village Inn including 2 new dining options:
  - Corks Wine Bar
  - Tavern
- Direct access to major highways
- Close proximity to Downtown Manchester
- 5 miles from Manchester-Boston Regional Airport
- Ample free parking with a ratio of 4.0/1,000 SF
- On-site maintenance staff
- Daily Janitorial/Cleaning

## Specifications:

### TYPE OF CENTER:

First Class Office Building

### GROSS LEASABLE AREA:

61,274 SF

### PARKING:

Ample On-Site Parking

### FIRE PROTECTION:

Fully Sprinklered

### HVAC:

Natural Gas

### FIBER:

Comcast

### SEWER/WATER:

Septic/Town of Bedford

### POWER:

Public Service of  
New Hampshire

## Green Initiatives:

- T-8 Efficient Lighting
- Energy Management System
- Single Stream Recycling Program
- Recycling of used Bulbs, Ballasts and Batteries

## Availabilities:

### 1st Floor:

Suite 1100 7,622 SF

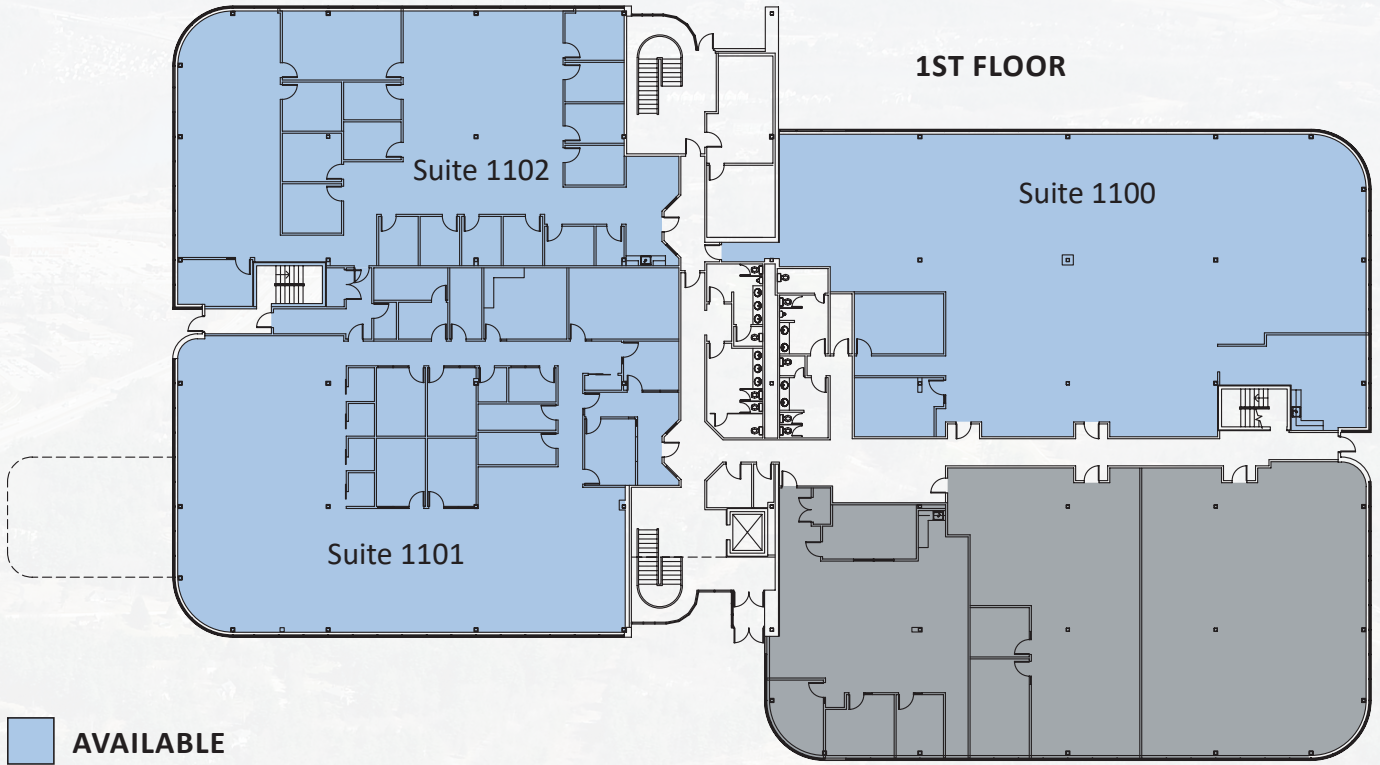
Suite 1101 7,385 SF\*

Suite 1102 5,680 SF\*

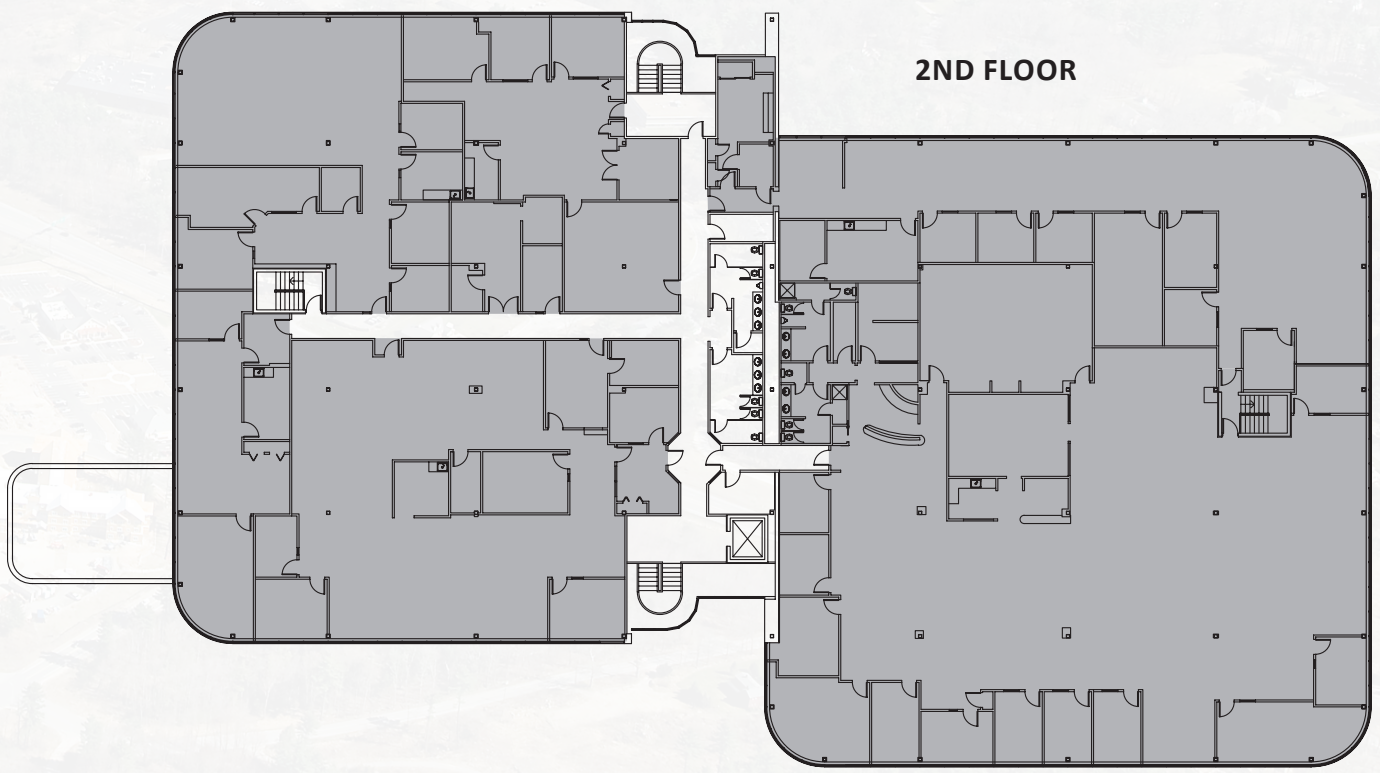
\*Contiguous up to 13,065 SF



# Floor Plans:

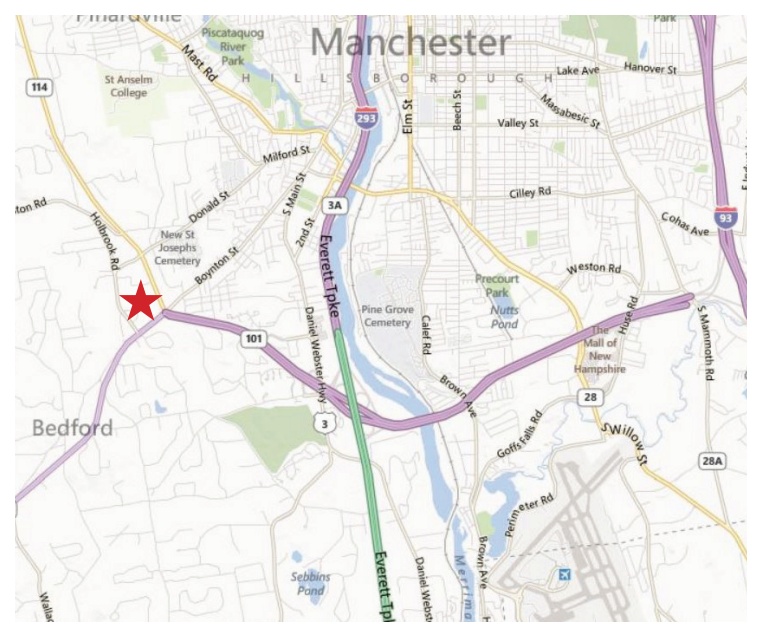


- AVAILABLE
- LEASED





<1.5 miles:



# JOHNFLATLEY Company

For more information,  
or to schedule a tour, please contact:

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