

## BEDFORD SPRINGS OFFICE PARK

FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE  
2,391 - 13,263 SF



**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.





## 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 7,534 SF\*

Suite 1102 5,729 SF\*

\*Contiguous up to 13,263 SF

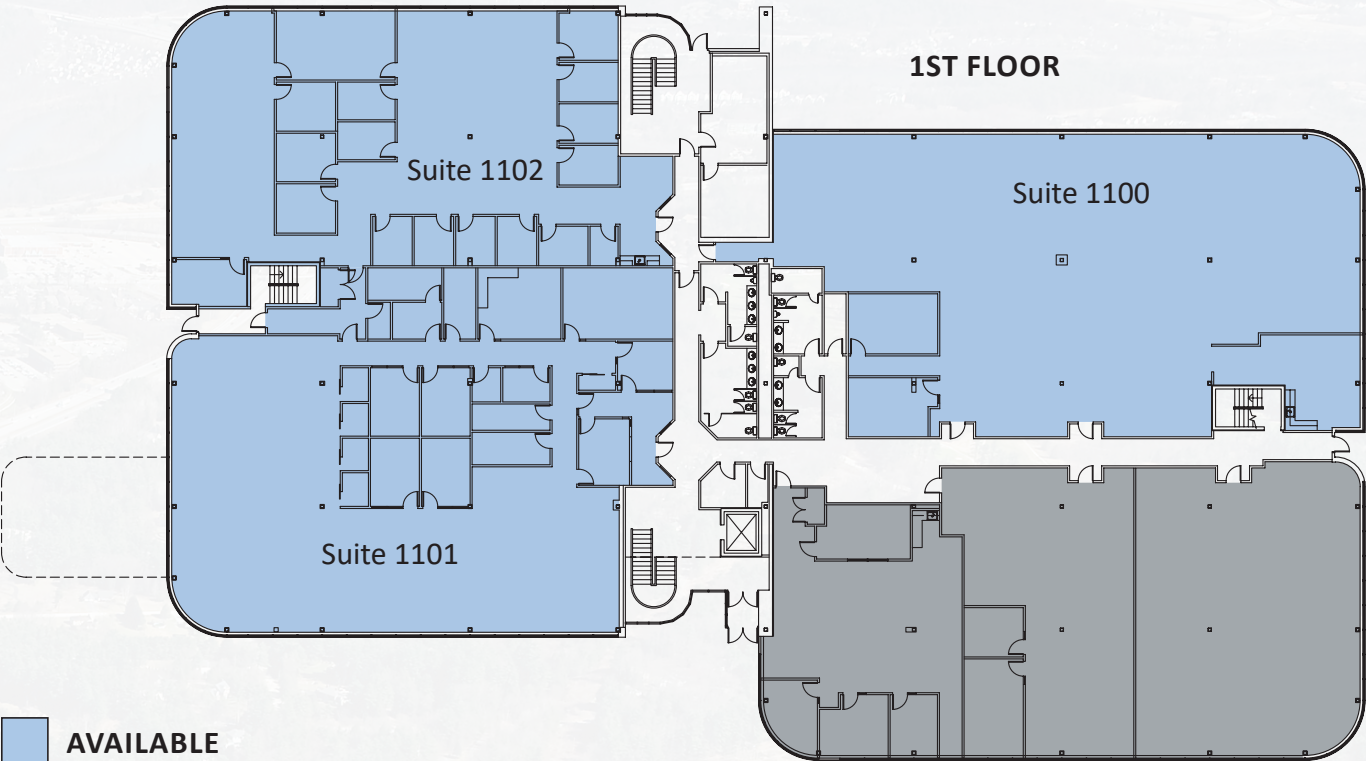
### 2nd Floor:

Suite 2204 2,391 SF

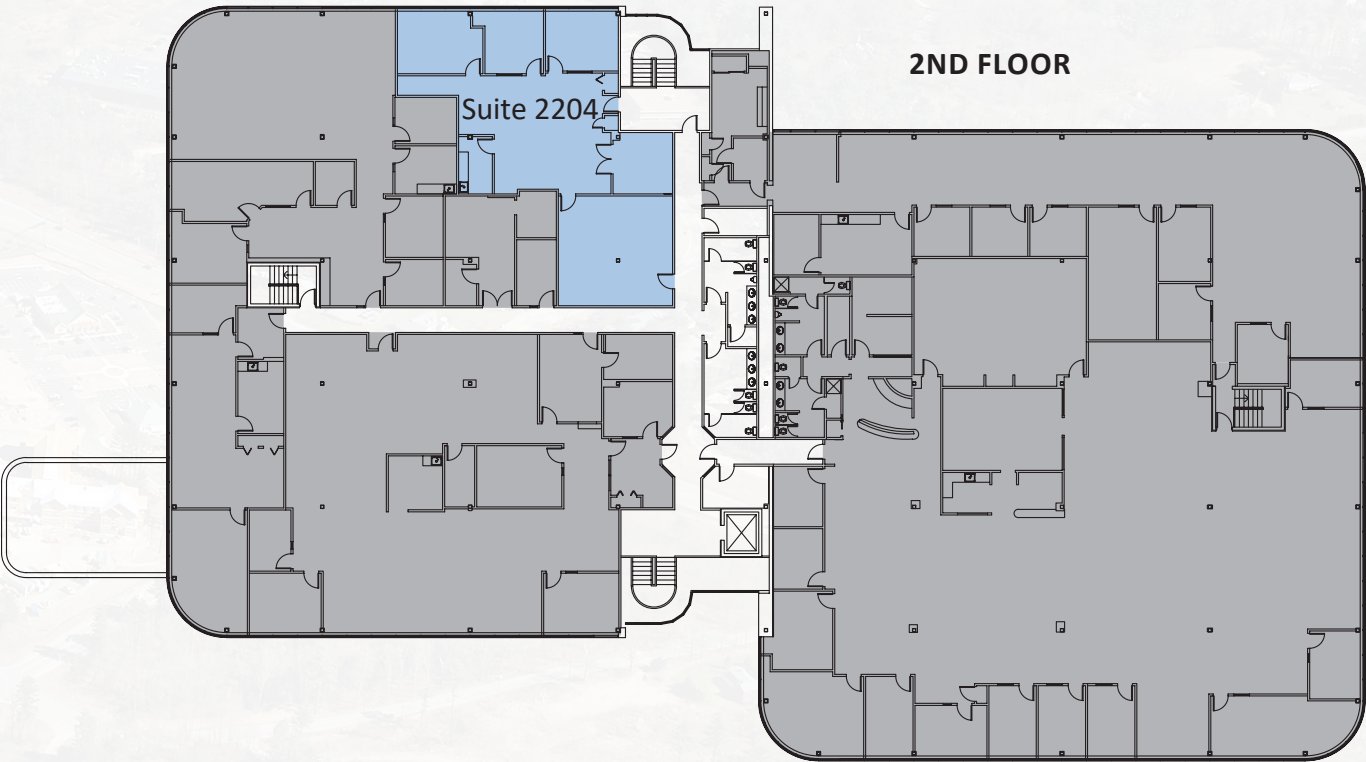




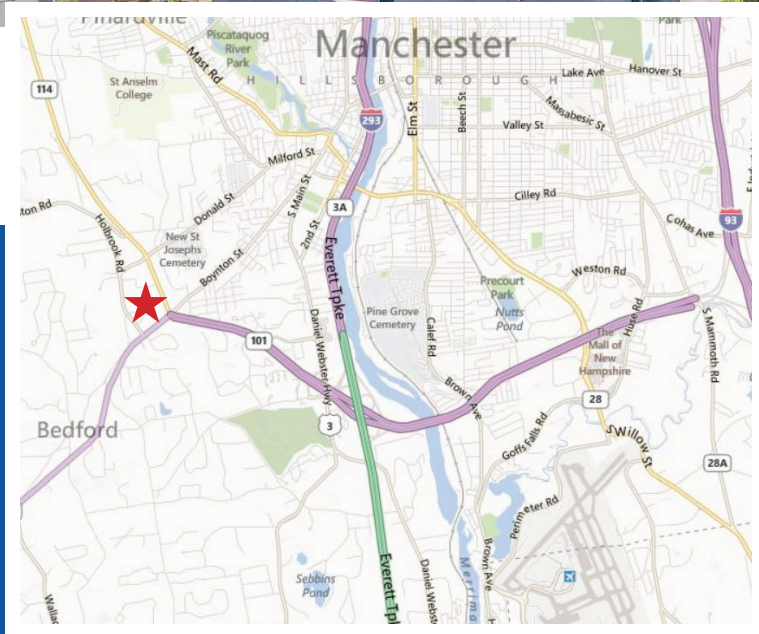
Floor Plans:



- AVAILABLE
- LEASED







**JOHNFLATLEY**  
Company

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or to schedule a tour, please contact:**

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