

BEDFORD SPRINGS OFFICE PARK

FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE

5,729 - 20,885 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:

- 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*

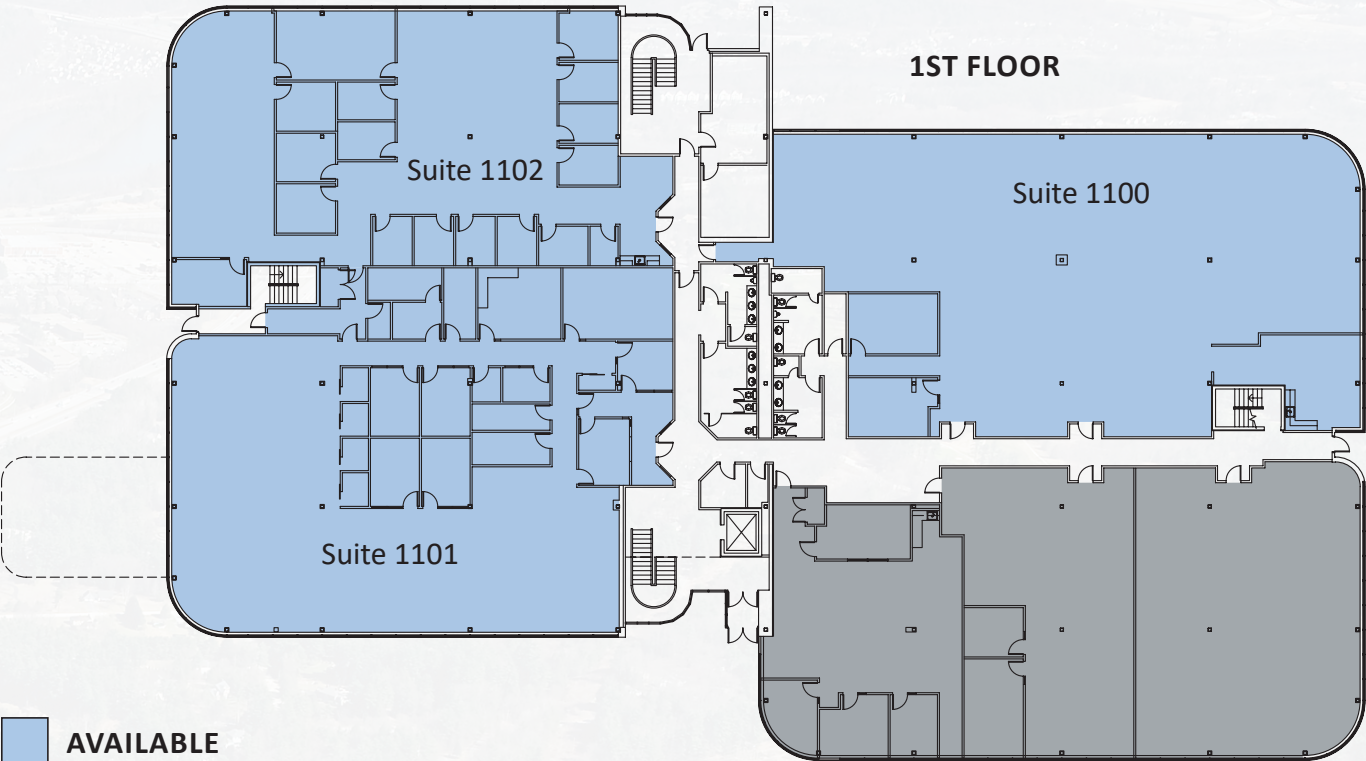
Suite 1101 7,534 SF*

Suite 1102 5,729 SF*

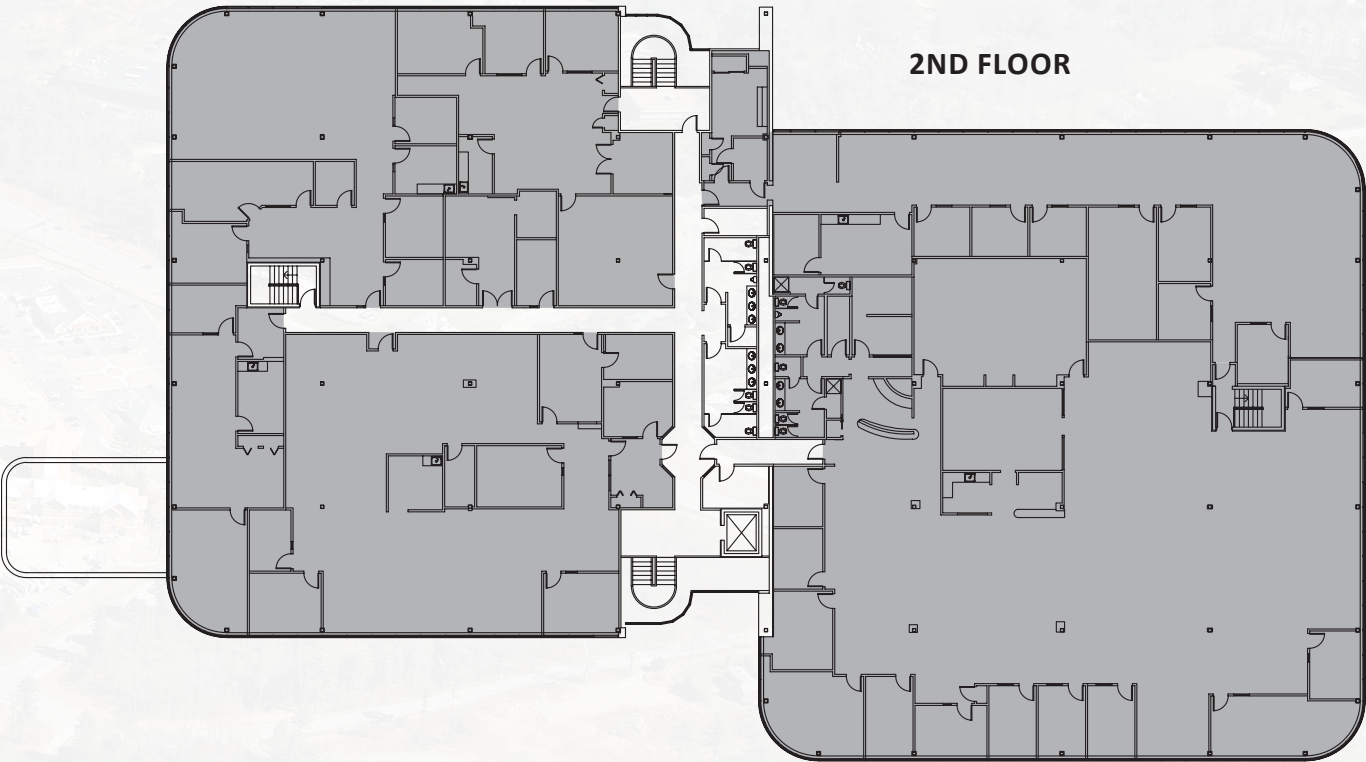
*Contiguous up to 20,885 SF

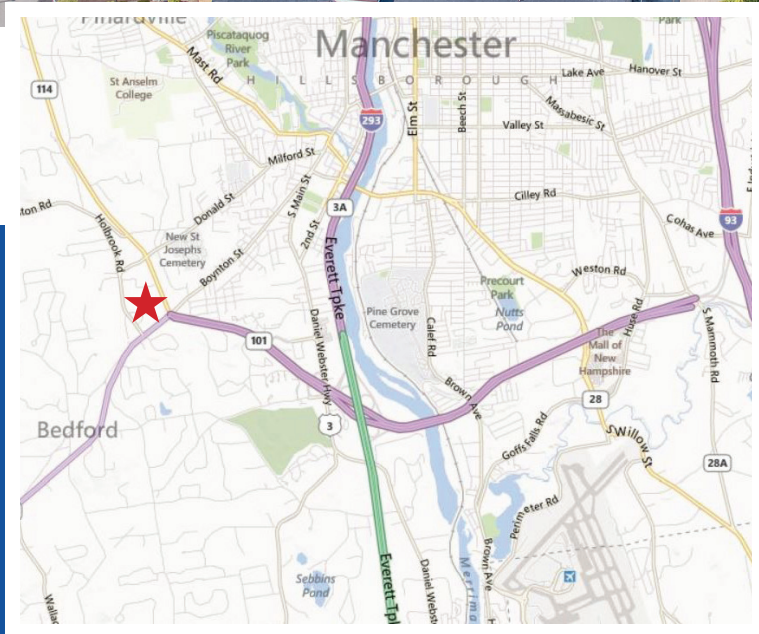


Floor Plans:



- AVAILABLE
- LEASED





JOHNFLATLEY
Company

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

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