

For Lease: Bedford Springs Office Park 5,200 - 20,000 SF
Class A Office Space | 10 Corporate Drive, Bedford, NH



EXECUTIVE BUSINESS PARK

Situated at the intersection of Routes 101 and 114, Bedford Springs Office Park at 10 Corporate Drive offers outstanding accessibility from all directions and is located in close proximity to New Hampshire's largest city and major highways. Just 5 miles from the Manchester-Boston Regional Airport, this 61,274 square foot, First Class, full-service building offers incredible on-site amenities.

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:

Fairpoint/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 14,316 SF

Suite 1102 5,680 SF

2nd Floor:

Suite 2201 5,244 SF





MANCHESTER

Merrimack River

F.E. Everett Turnpike

Manchester Country Club



BEDFORD

Boynton Street

101

101W EXIT

114

101

Corporate Drive

Old Bedford Road



JOHNFLATLEY

Company

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

Michael Zieja
 Senior Leasing Representative
 603.598.7500
michael.zieja@johnflatleyco.com