JOHN FLATLEY Company

BEDFORD SPRINGS OFFICE PARK

FIRST CLASS OFFICE SPACE AVAILABLE FOR LEASE

2,241 - 17,397 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 1103	2,241 SF*

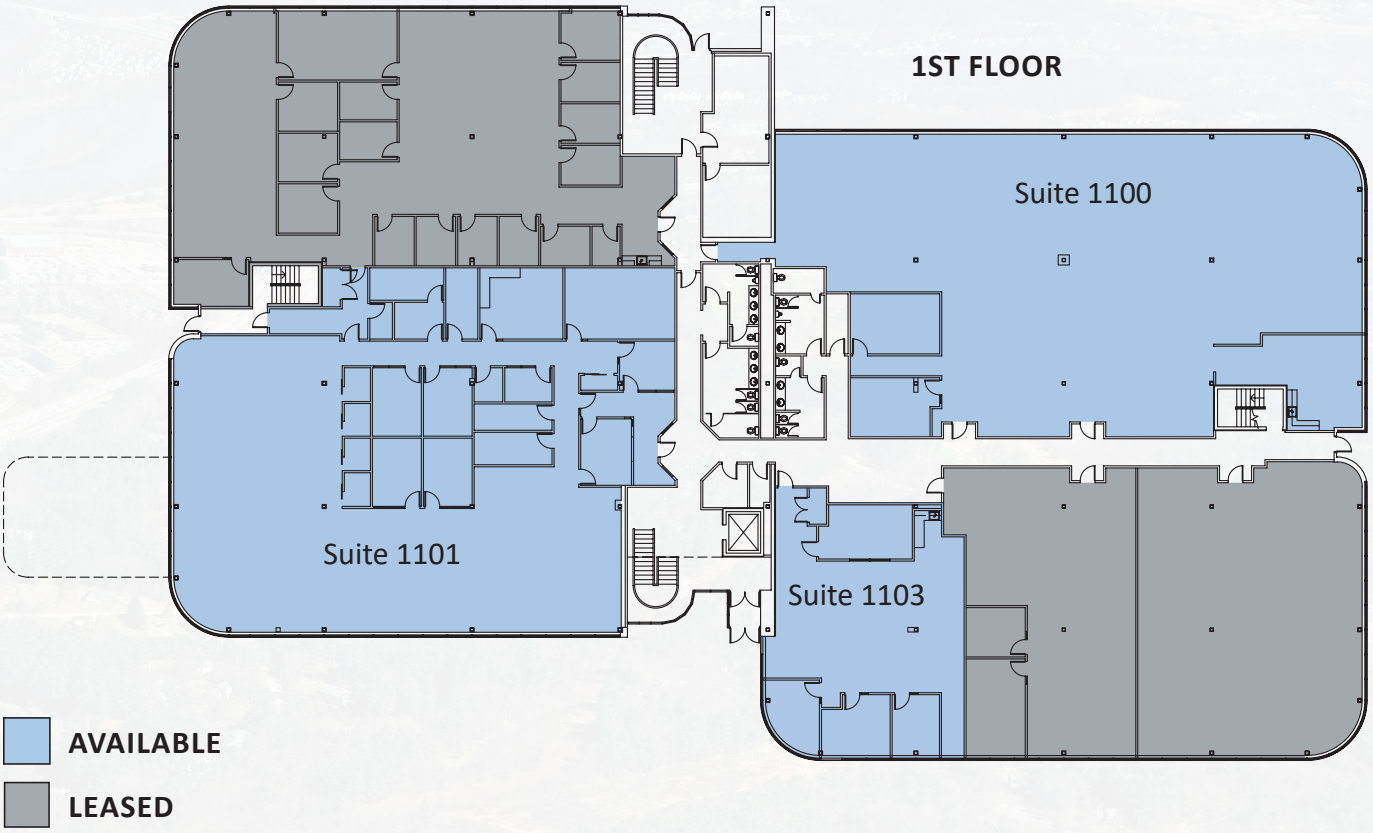
*Contiguous up to 17,397 SF

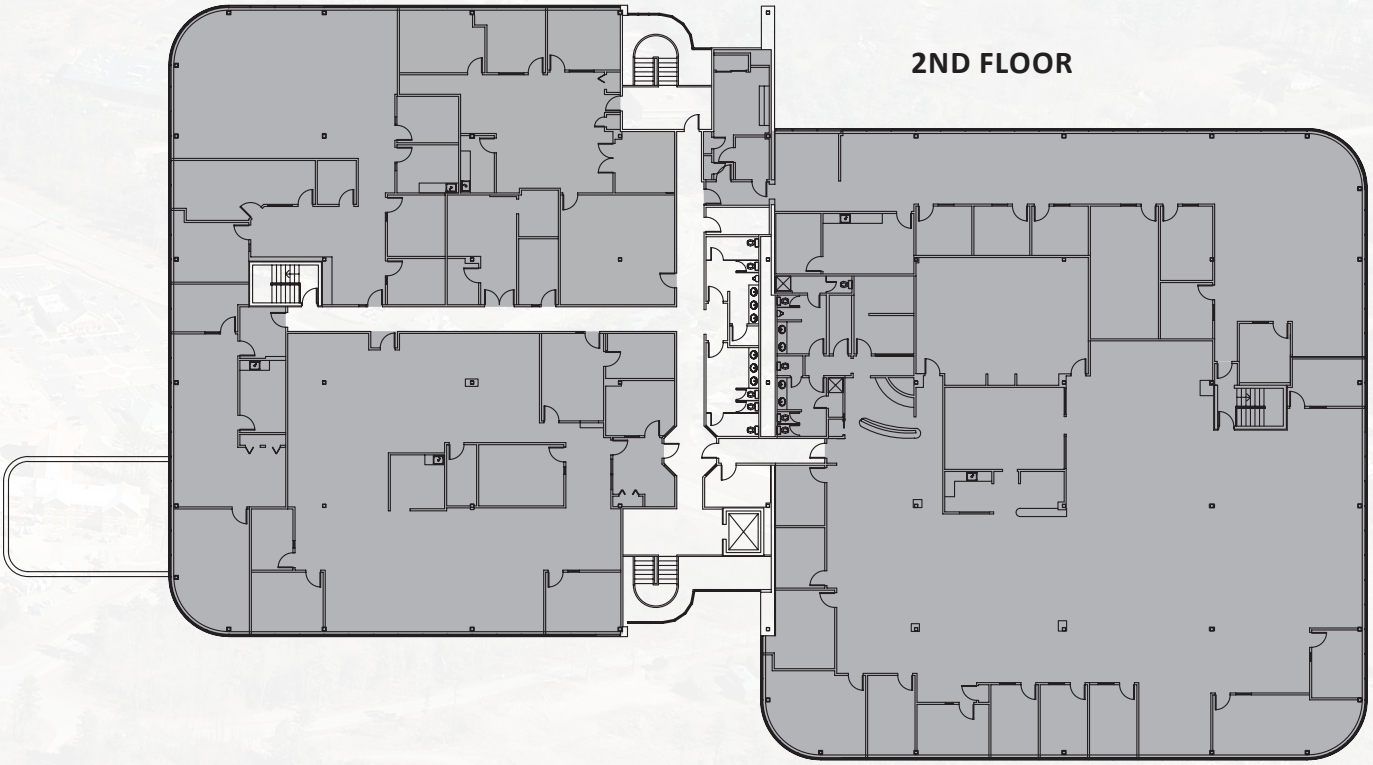




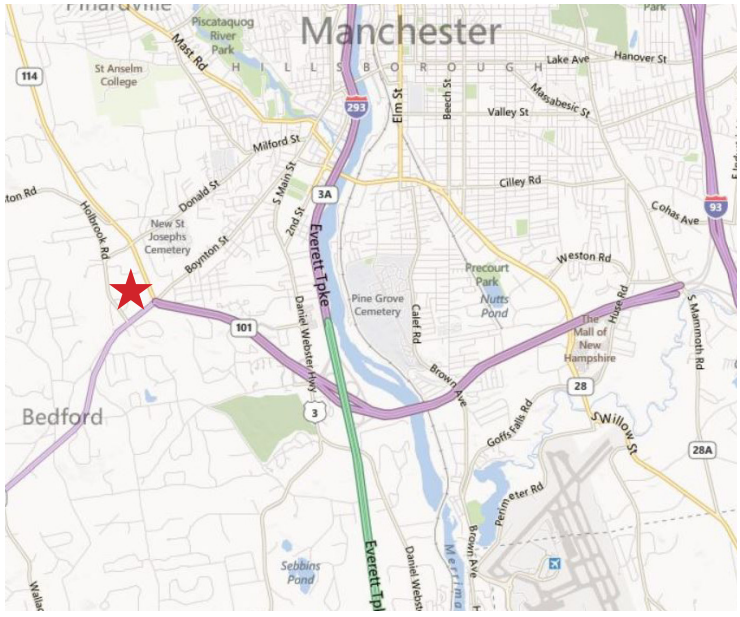
Aerial by lesvants.com

Floor Plans:


1ST FLOOR
Suite 1100
Suite 1101
Suite 1103
AVAILABLE
LEASED


2ND FLOOR





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

Tom Maregni
Direct 781.917.5306
Office 781.380.7731
thomas.maregni@johnflatleyco.com