For Lease

Bedford Crossing

166 South River Road
Bedford, NH

Property Highlights

- High image, professionally managed, first class office space with flexible floor plans and plenty of natural light
- Suite 110B is a 235± SF one room executive office on the 1st floor
- Suite 205 is 2,124± SF on the 2nd floor and consists of a mix of open space, offices, and conference rooms
- Suite 240 is 1,515± SF on the 2nd floor and consists of open space, office, and kitchenette
- Shared restrooms on each floor and shared kitchen on first floor
- Ample on-site parking for tenants and guests
- Join tenants NHCIBOR, Bedford Physical Therapy, Spindel Eye Associates, Concord Orthopaedics, and more
- 7± minutes from Manchester-Boston Regional Airport and downtown
- Access to a lighted intersection at Meetinghouse Road

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Laura Nesmith
Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com

Bob Rohrer
Managing Director
+1 603 860 2233
bob.rohrer@colliers.com

Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

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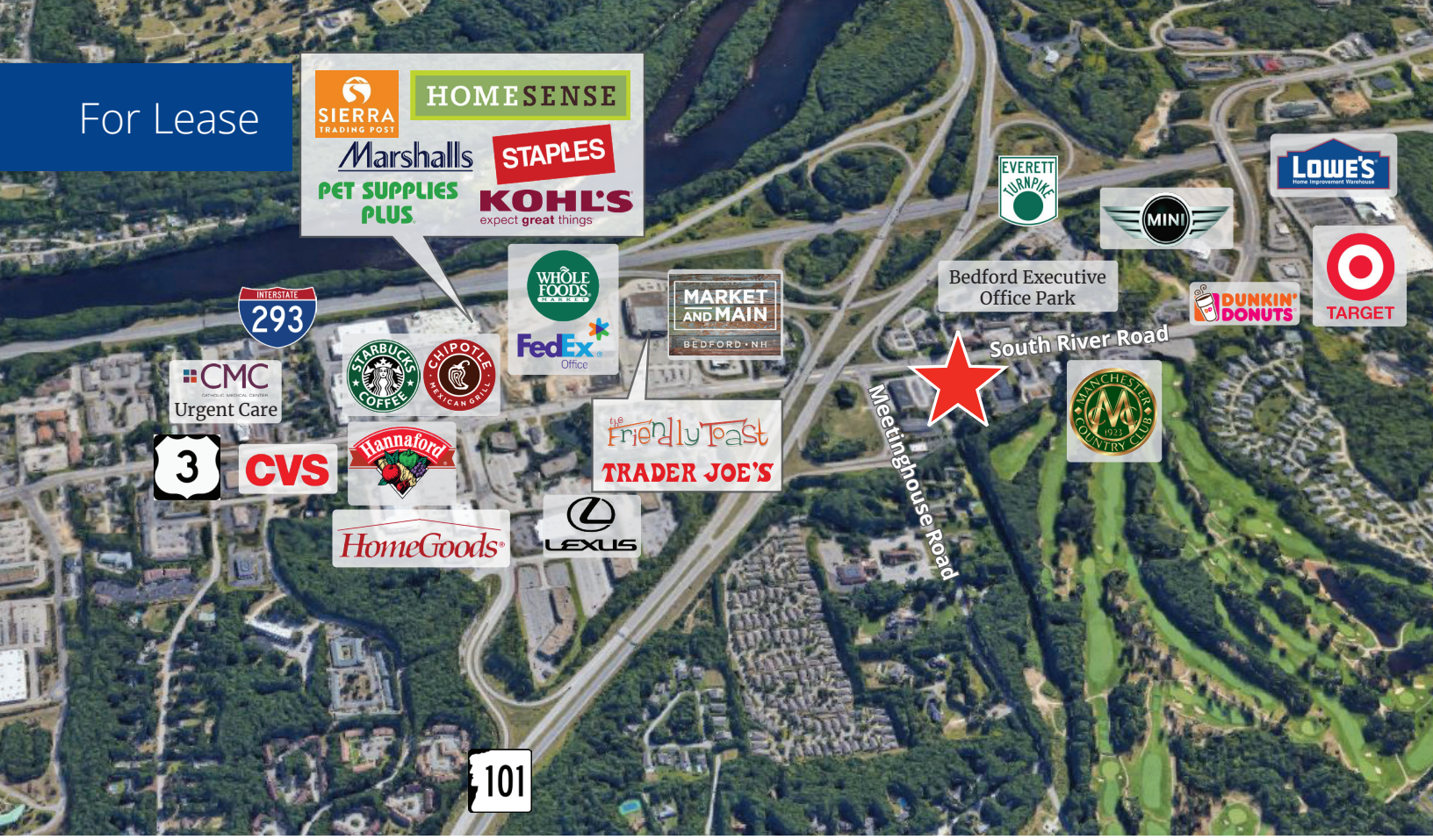
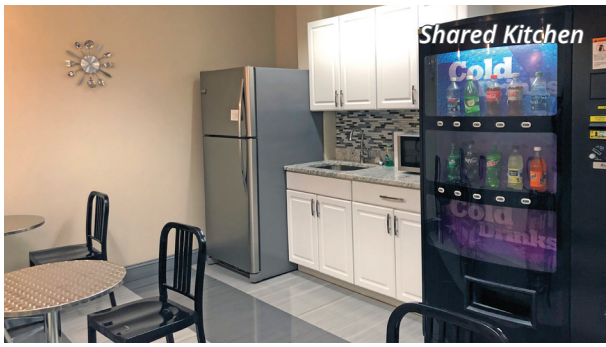


Specifications

Address:	166 South River Road
Location:	Bedford, NH 03110
Building Type:	Office
Year Built:	1980
Year Renovated:	2015
Total Building SF:	24,693±
Available SF:	Suite 110B: 235± Suite 205: 2,124± Suite 240: 1,515±
Floors:	3
Utilities:	Municipal water & sewer Gas fired roof-top VAV units
Zoning:	Performance Zone
Parking:	3 per 1,000 SF
Accessibility:	Right off Route 101 on South River Road/Route 3, easy access to I-293, surrounded by retailers, restaurants, and office parks
Lease Rate:	Suite 110B: $700.00/month full gross Suite 205: $20.00 modified gross Suite 240: $20.00 modified gross



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+1 603 623 0100 | colliersnh.com