

**For Lease: Bedford Springs Office Park 5,244 - 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:

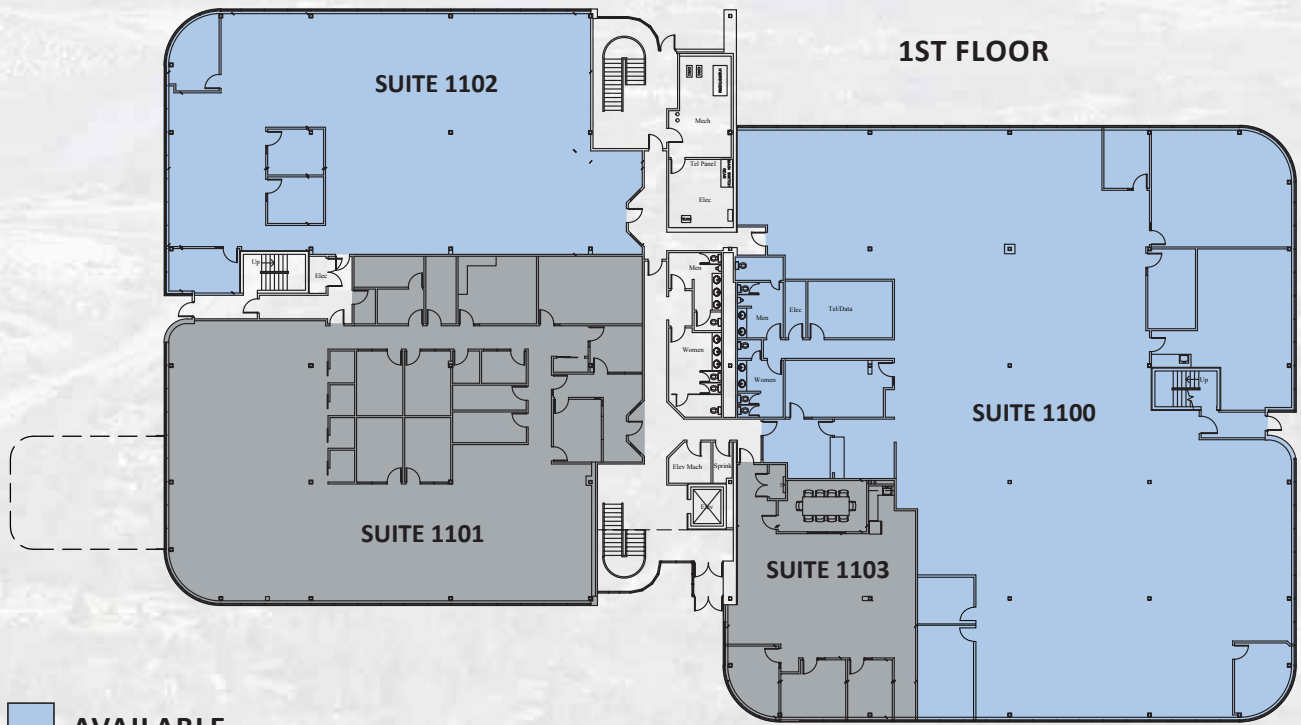
Suite 1100	14,316 SF
Suite 1102	5,680 SF

### 2nd Floor:

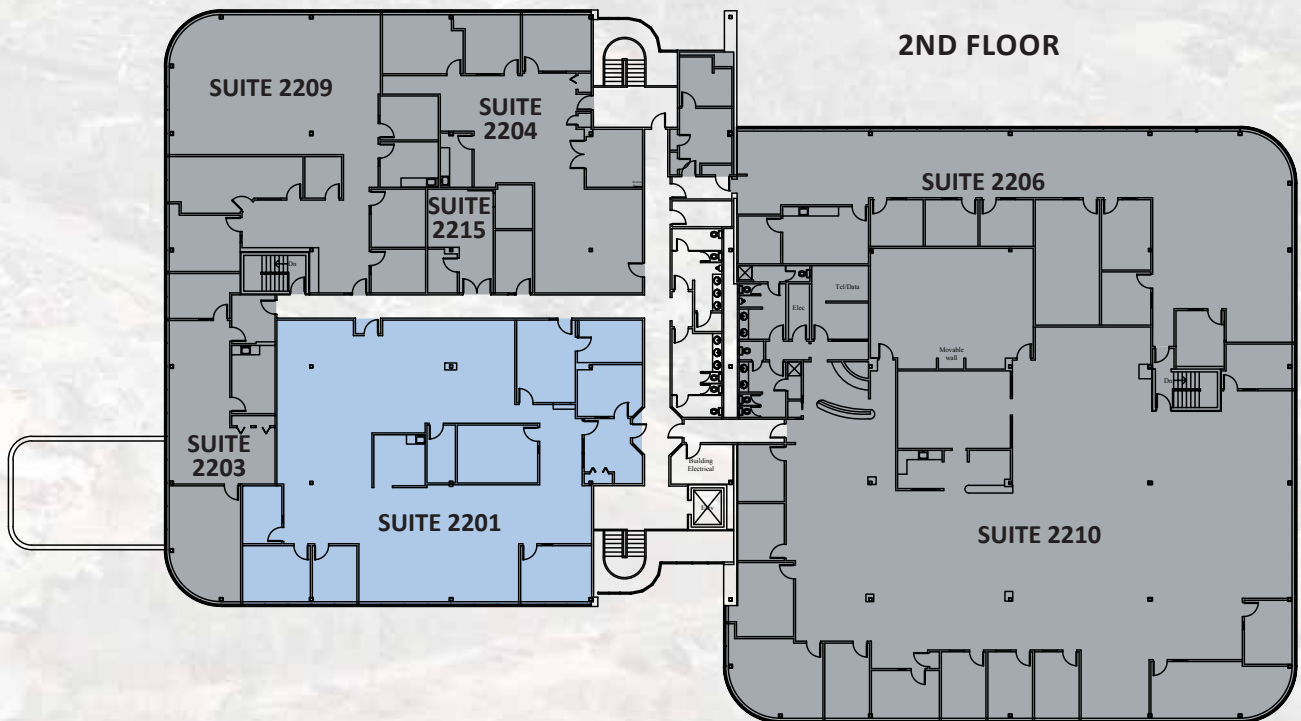
Suite 2201	5,244 SF
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# Floor Plans:



- AVAILABLE
- LEASED





MANCHESTER

Merrimack River

101W EXIT

F.E. Everett Turnpike

Manchester Country Club

BEDFORD

Boynton Street

114

101

Corporate Drive

Old Bedford Road



# JOHNFLATLEY Company

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

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