



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
- Lower level suite is 2,600± SF with a private entrance and consists of 2 private offices, conference room, kitchen, and open area
- Suite 230 is 2,065± SF on the 2nd floor and consists of a mix of open space, offices, conference rooms, and a kitchenette; available April 2026
- 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
- Convenient proximity to I-293 and surrounded by retail shops, restaurants, and office parks

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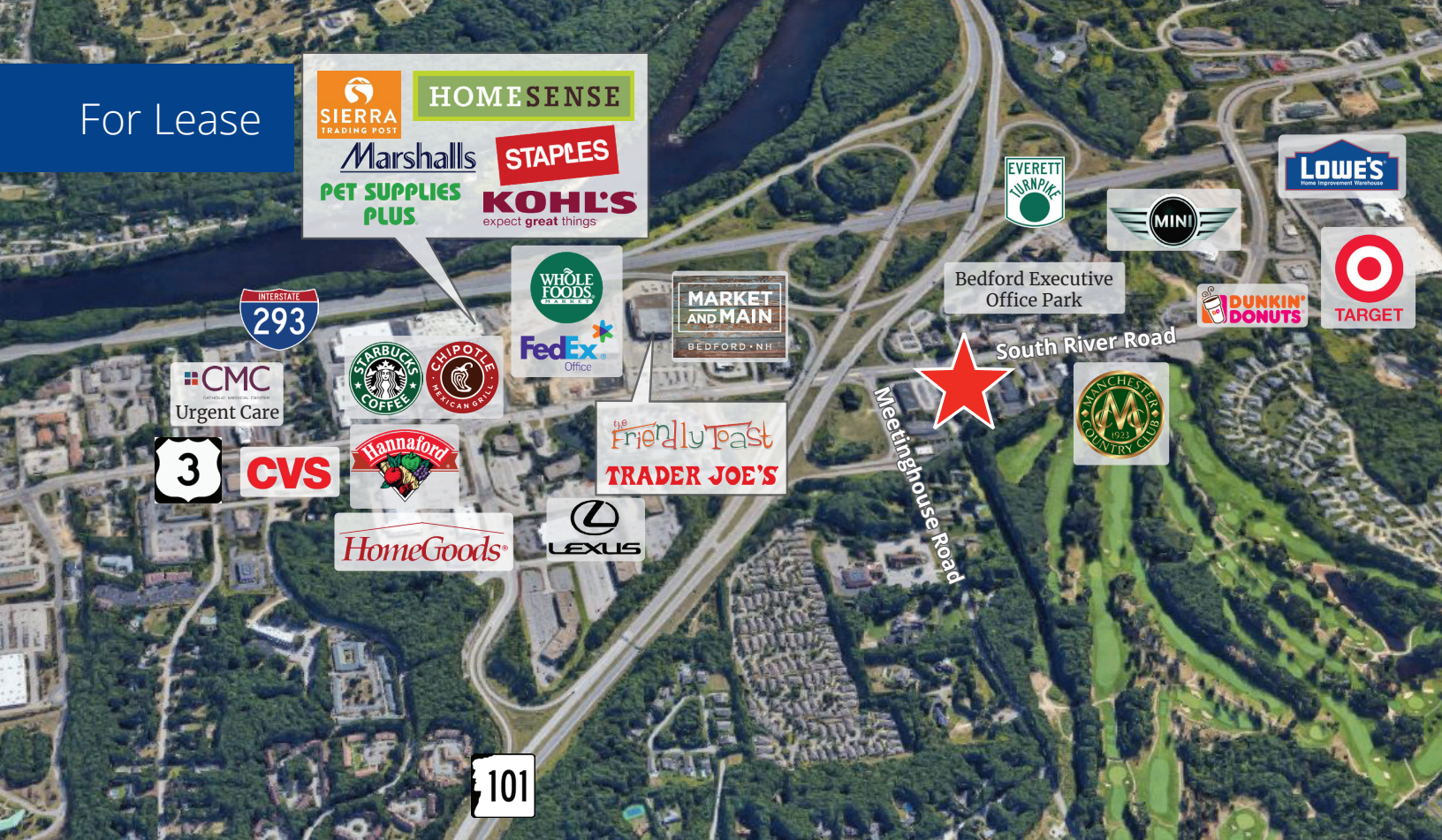


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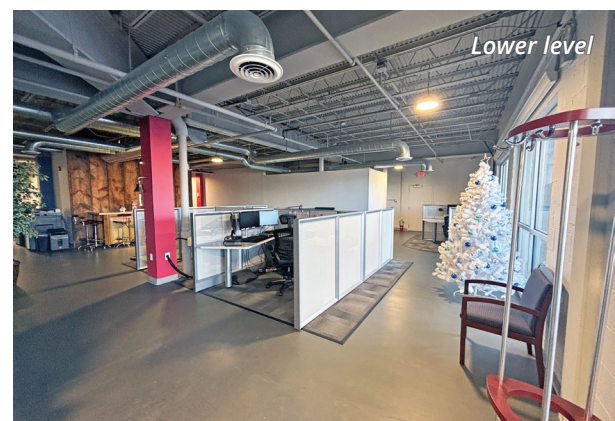
Accelerating success.

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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:	Lower level: 2,600± Suite 230: 2,065±
Floors:	3
Utilities:	Municipal water & sewer Gas fired roof-top VAV units
Zoning:	Performance Zone
Parking:	3 per 1,000 SF
Accessibility:	Access to a signalized intersection at Meetinghouse Road, just off Route 101 on South River Road/Route 3, with easy access to I-293, surrounded by retailers, restaurants & office parks
Lease Rate:	\$20.00 to \$22.00 modified gross



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