

FOR LEASE

CLASS A OFFICE SPACE

±1,400-22,233 RSF

15 CONSTITUTION DRIVE

Bedford, NH

AMENITIES

- On-site Cafe
- Independent daycare center located within the park
- Dry Cleaner pick-up/delivery available
- On-site storage locker for each tenant
- Easy access to Route 101 and I-93/293



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±1,400-22,233 RSF



PROPERTY OVERVIEW

CBRE/New England is pleased to present the opportunity to lease Independence Place, located at 15 Constitution Drive in Bedford, New Hampshire.

Independence Place offers a polished corporate image and lifestyle in a suburban location, without sacrificing the amenities of a Class A office building. This 102,136 SF two-story building offers flexible floor plans and features 24-hour card access, free parking, an on-site café, state-of-the-art infrastructure, high-speed internet access, elegant lobby finishes and a two-story open staircase. A daycare center is located within the office park. Dry cleaner pick-up/delivery services and on-site storage is available to each tenant.

An ideal location for corporate headquarters, Independence Place has easy highway access and is located minutes from the Manchester-Boston Regional Airport. Nearby amenities include dining, lodging, retail, salons, spas and fitness centers within a short driving distance.



PROPERTY FEATURES

- + Offers a polished corporate image
- + On-site café
- + Ample on-site parking
- + Easy access to Route 101 and Interstate 93
- + Expansive window lines
- + Open floor plates



New Lobby



New Lobby



On-Site Café



Shell Space

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PROPERTY SPECIFICATIONS

+ Building Size	±102,136 SF	+ Sprinklers	Yes
+ Available Space	±1,400-22,233 RSF	+ Elevators	One
+ Year Built	1988	+ On-Site Manager	Yes
+ Construction Type	Masonry and steel	+ Security	24-hour card access
+ Floors	Two	+ Entrance	Covered drive-thru
+ Parking	Free on-site, 3.5/1,000 SF	+ Lobby	Two-story open staircase
+ Telecommunications	State-of-the-art infrastructure and high-speed internet	+ Rental Rate	\$17.00-17.50/SF + electric and janitorial



LOCAL ECONOMIC OVERVIEW

Situated in between Merrimack and Manchester, Bedford is centrally located at the intersection of several major highways and state routes. It offers a diverse economic base, which fosters growth and economic development. Once a farming community, Bedford has evolved into a place of commerce and industry. Affluent Bedford is one of the fastest growing towns in the State of New Hampshire. It has a strong sense of community as well as a highly educated population and skilled workforce. Bedford's close proximity to Manchester-Boston Regional Airport makes it desirable to many businesses, as it allows convenient air travel to numerous locations in the U.S. and Canada.

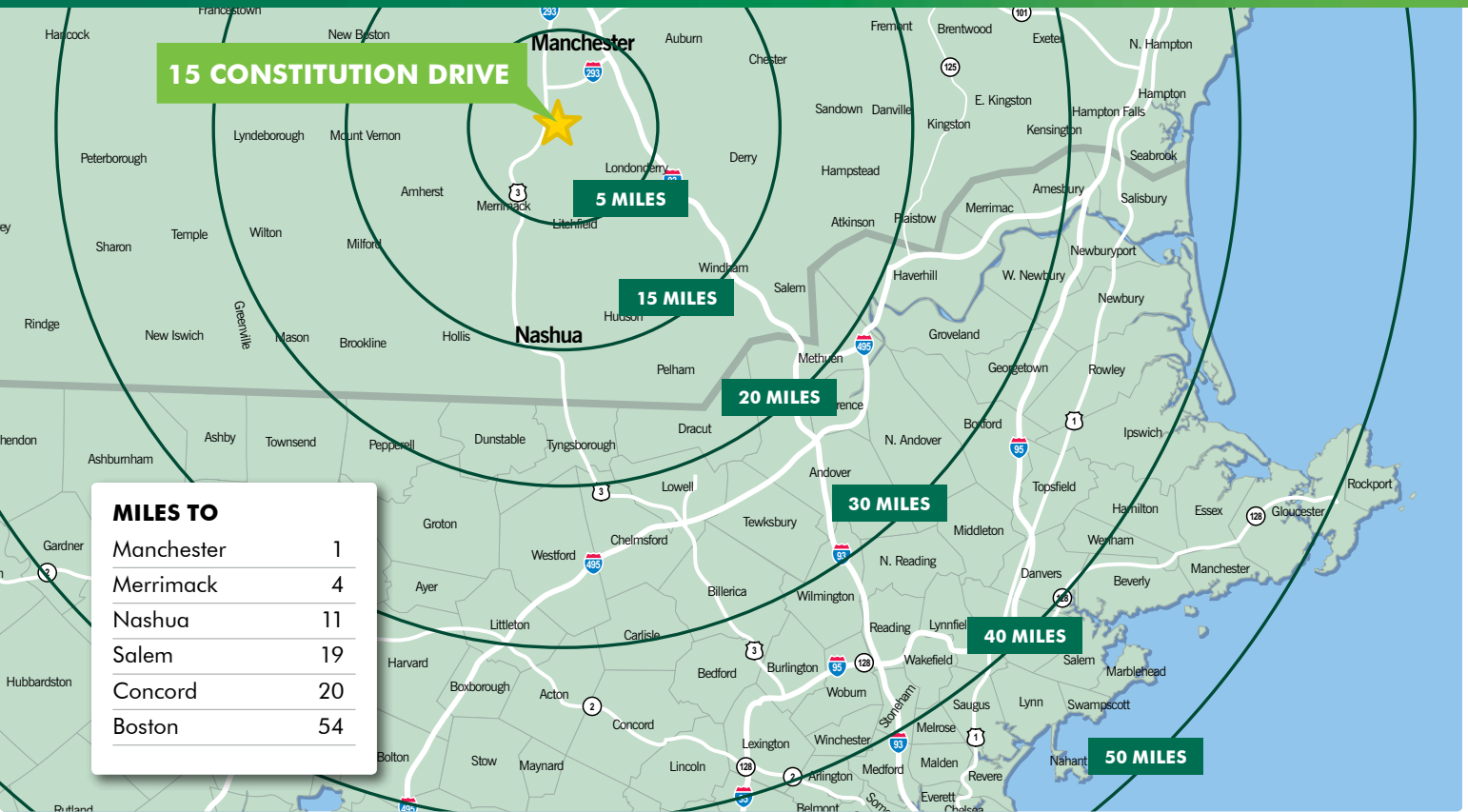


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DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2016 Est. Population	3,528	46,111	125,995
2016 Est. Households	1,305	17,182	50,577
2016 Est. Median Household Income	\$107,481	\$63,578	\$61,636
Consumer Spending (\$)	\$57,454	\$716,463	\$1,513,906



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