

# FOR LEASE | CLASS A OFFICE

15 CONSTITUTION DRIVE | BEDFORD, NH 03110



## PROPERTY HIGHLIGHTS

- Class A office space with high-end finishes
- Flexible floor plans
- Expansive window lines
- Great amenities
  - On site cafe
  - Dry cleaning pick up/drop off
  - Ample free parking
- Quick & easy access Route 101, I-93 & I-293





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## OVERVIEW

The Boulos Company is pleased to present the opportunity to lease Independence Place, located at 15 Constitution Drive in Bedford, New Hampshire. There is a total of 27,000± RSF available. Suites ranges from 1,974±-25,000± RSF.

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 RSF 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.

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.

## ADDITIONAL PHOTOS



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## PROPERTY SUMMARY

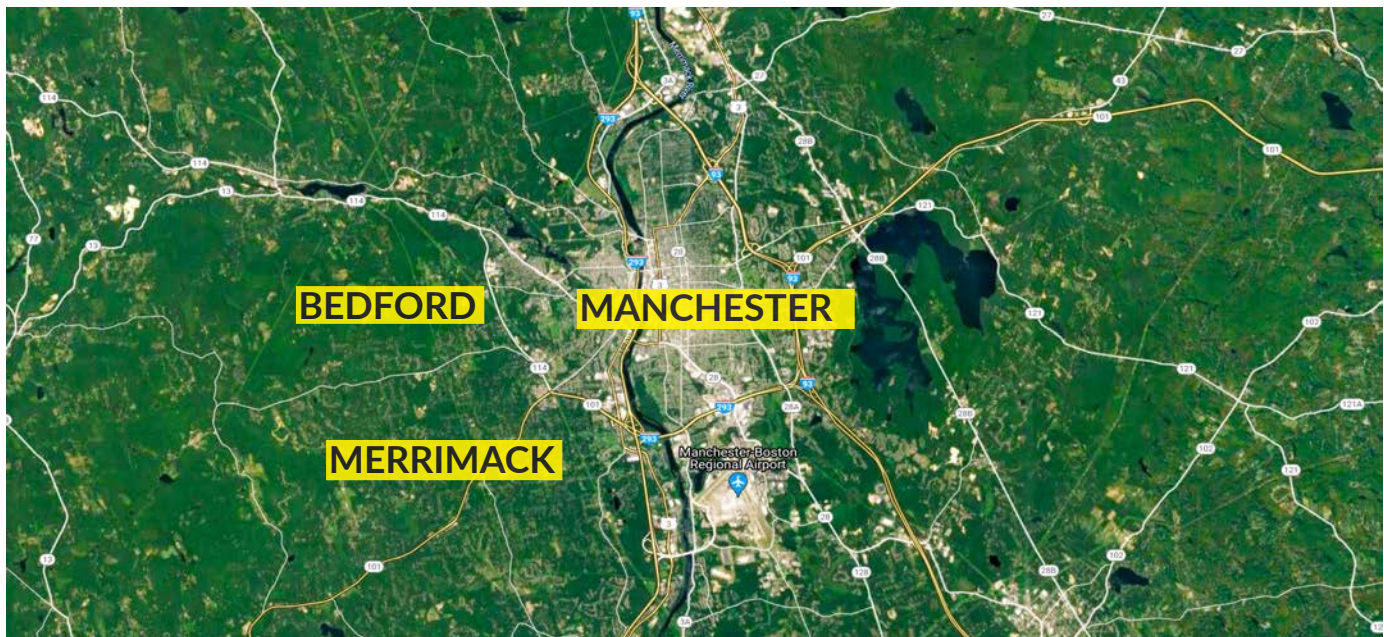
<b>BUILDING TYPE</b>	Class A Office
<b>BUILDING SIZE</b>	102,136± RSF
<b>AVAILABLE SPACE</b>	Total available: 27,000± RSF (Suites ranging from 1,974± to 25,000± RSF).
<b>STORIES</b>	Two
<b>YEAR BUILT</b>	1988
<b>PARKING</b>	Free on-site; 3.5/1,000 RSF
<b>TELECOMMUNICATIONS</b>	State-of-the-art infrastructure and high-speed Internet
<b>ELEVATORS</b>	One
<b>SECURITY</b>	24-hour keycard access
<b>ON-SITE MANAGEMENT</b>	Yes
<b>ENTRANCE</b>	Covered drive-thru
<b>SPRINKLER SYSTEM</b>	Yes
<b>LOBBY</b>	Two-story open staircase
<b>LEASE RATE</b>	Negotiable





### LOCAL ECONOMIC OVERVIEW

Situated 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 work force. Bedford's proximity to the Manchester-Boston Regional Airport makes it desirable to many businesses, as it allow convenient air travel to numerous locations in the U.S. and Canada.



### CONTACT US



**MICHAEL TAMPOSI**  
Partner  
+1 603.315.4348 C  
+1 603.333.1333 D  
mtamposi@boulos.com



**ROGER DIEKER**  
Managing Broker | Partner  
+1 603.540.8315 C  
+1 603.333.1333 D  
rdieker@boulos.com



**CHRISTOPHER HEALEY**  
Partner  
+1 603.475.1235 C  
+1 603.333.1333 D  
chealey@boulos.com

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