



For Lease

Office Condominium

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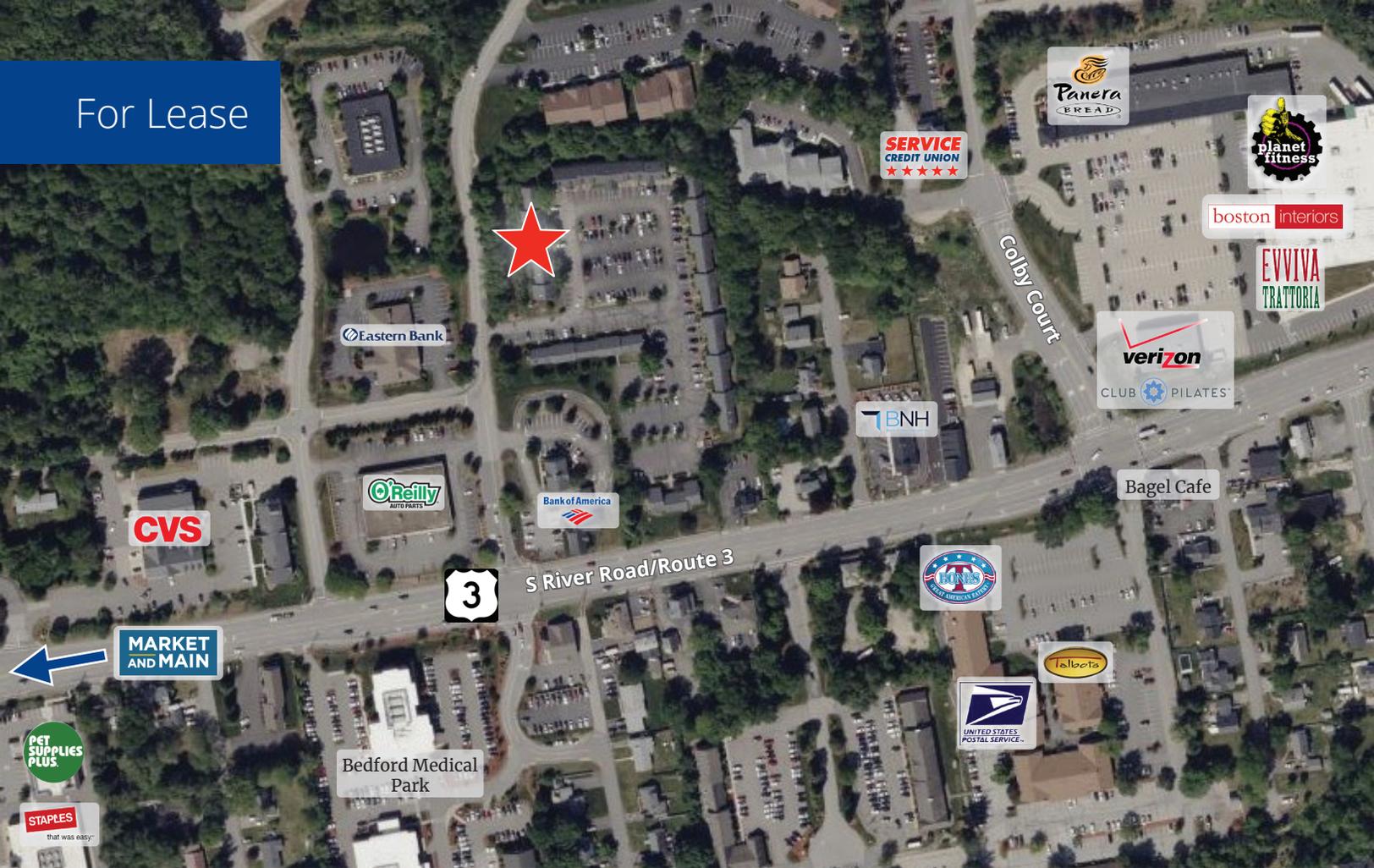
40 S River Road, Unit 64 Bedford, NH

Property Highlights

- **Move-in ready!** Well-located two-level office condominium available for lease at Bedford Place, offering a functional layout ideal for professional or medical use
- Unit 64 is 1,400± SF and consists of a reception area, several office/conference rooms, kitchenette, and a restroom on the first level and an open meeting/training area on the second level
- Excellent access to Routes 3 and 101, I-293 and I-93, F.E. Everett Turnpike, and just 10± minutes from the Manchester-Boston Regional Airport
- Along one of Southern New Hampshire's busiest trade corridors, home to many retailers, restaurants, professional users, and medical/office users

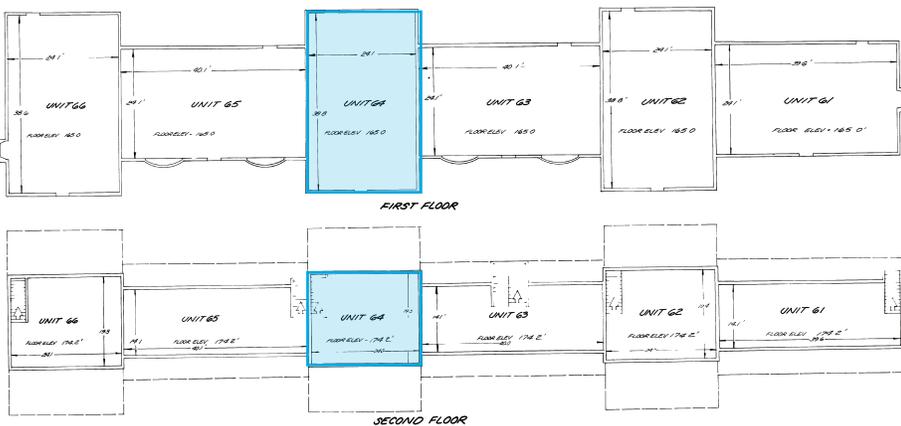
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Specifications

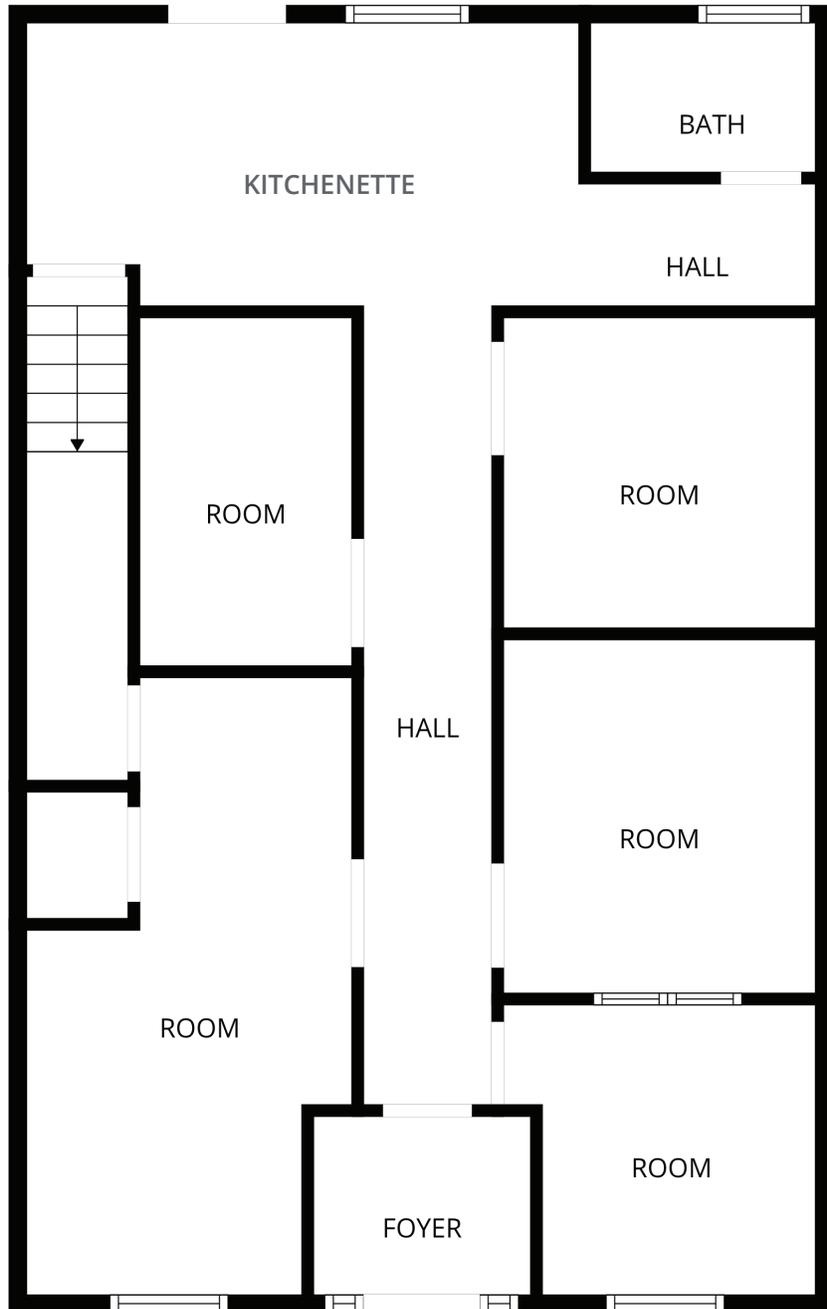
Address:	40 S River Road
Location:	Bedford, NH 03110
Building Type:	Office Condominium
Year Built:	1986
Condominium SF:	1,400±
Utilities:	Municipal water & sewer Forced hot air
Zoning:	Performance (PZ)
Parking:	Ample on-site
Lease Rate:	\$18.00 modified gross



Contact us:

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1st Floor Plan



2nd Floor Plan

