

FOR SALE OR LEASE > OFFICE BUILDING

High Profile Professional Office

288 ROUTE 101, BEDFORD, NH 03110



Snapshot > Second Floor Office Space

Building Type	Office
Total Building SF	14,000±
Available SF	7,000±
Acreage	1.5±
Utilities	Private water & septic Propane gas
Zoning	Commercial
2018 NNN Expenses	\$5.50 PSF
2018 Taxes	\$22,000
Lease Rate	\$10.00 NNN
List Price	\$1,400,000



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Property Highlights

- › 14,000± SF professionally managed office building is currently home to North Star Education Services on the first floor and the second floor is available for lease
- › Attractive exterior highlighted by stucco and an expansive window line providing abundant natural light
- › Second floor space consists of 7,000± SF with multiple offices, conference rooms, open areas for cubicles, restrooms, and kitchen
- › Building sits on 1.5± acres providing ample parking and features 175'± of frontage on bustling Route 101
- › Excellent signage opportunity on large pylon along busy Route 101
- › Neighboring businesses along Route 101 include Hannaford Supermarket, Walgreens, Primary Bank, Goedecke Decorating, Bedford Fields, and more
- › Site features tremendous east and west highway access, located less than 5 miles from Exit 12, Everett Turnpike and I-293

Contact Us

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PROPERTY MANAGED BY



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First Floor Plan

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**FULLY
LEASED**



Second Floor Plan

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7,000 SF available

