



For Lease

Professional Office Space

Doug Martin

Vice President
+1 603 493 8784
doug.martin@colliers.com

Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com

Cassandra Farley

Senior Associate
+1 603 703 5617
cassandra.farley@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

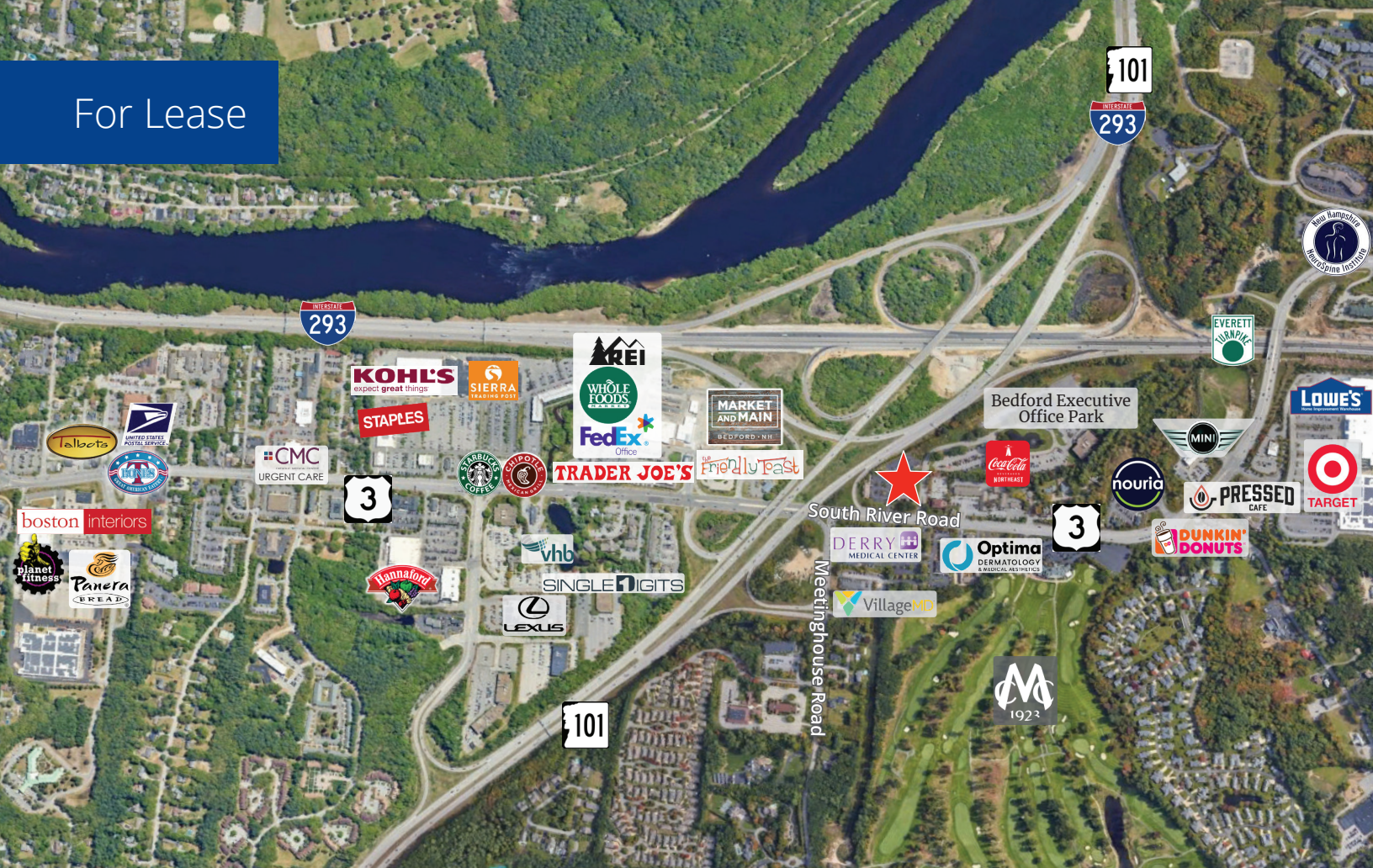
165 South River Road Bedford, NH

Property Highlights

- Flexible office suites from 4,531± to 10,500± SF available across two floors in a professionally maintained building, complete with ample on-site parking
- High visibility signage opportunity on South River Road, a premier business corridor, attracting 25,887± daily vehicles (NHDOT 2023)
- Excellent highway access to I-93, I-293, and the Everett Turnpike/Route 3 for seamless regional connectivity
- Conveniently located within 4 miles of both Manchester-Boston Regional Airport and downtown Manchester
- Landlord to provide tenant fit-up allowance
- Owned and managed by Riley Enterprises

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Lease



Specifications

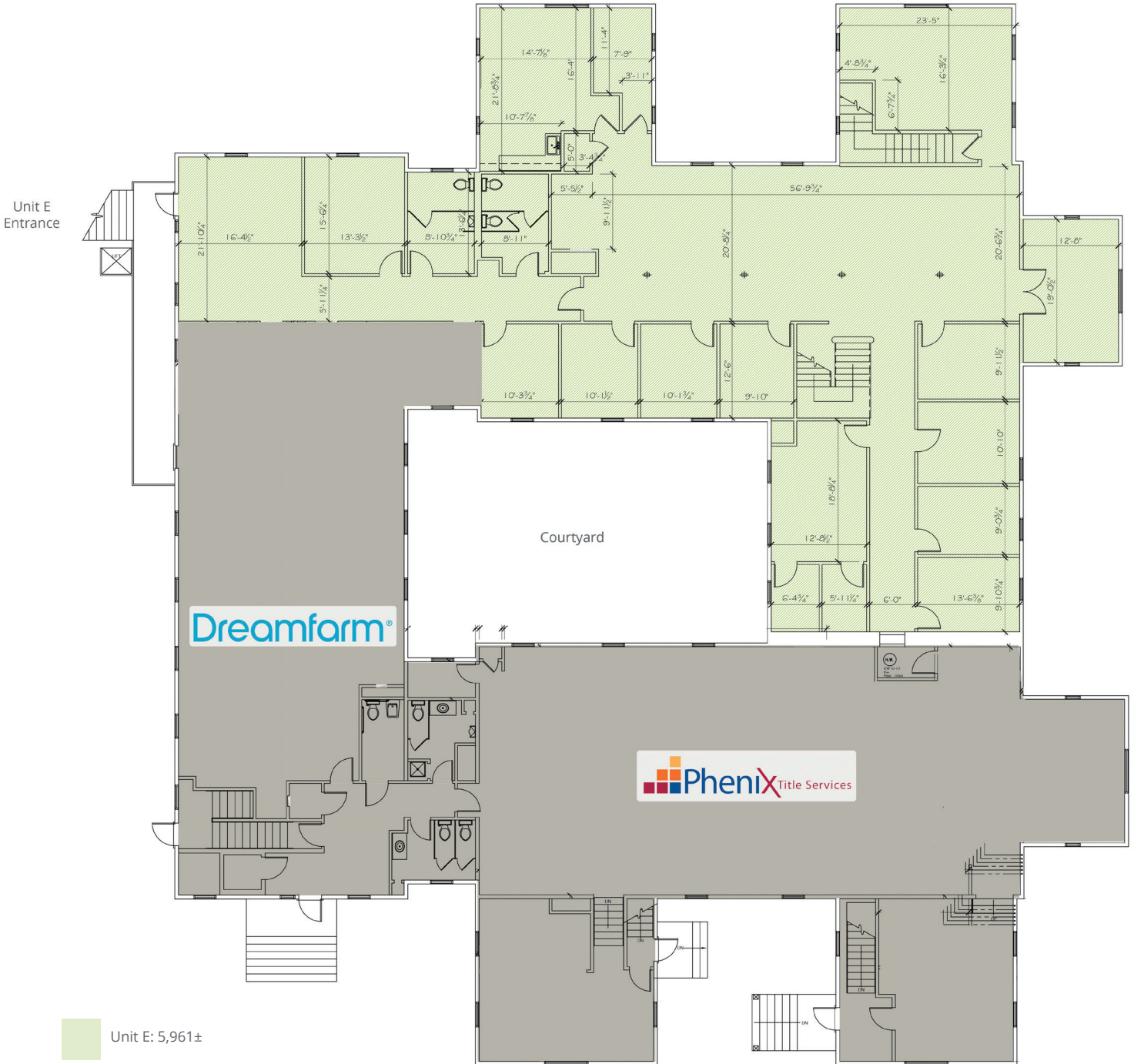
Address:	165 South River Road
Location:	Bedford, NH 03110
Building Type:	Office
Year Built:	2007
Total Building SF:	25,621±
Available SF:	Unit E: 5,961± Unit F: 4,531± Contiguous: 10,500± (across 2 floors)
Utilities:	Municipal water & sewer Natural gas
Zoning:	Performance
Parking:	Ample on-site
Lease Rate:	Unit E: \$21.00 modified gross Unit F: \$15.00 modified gross

One or more of the principal(s) in the ownership entity holds a NH Real Estate License.



Colliers | 175 Canal Street, Suite 401, Manchester, NH 03101
+1 603 623 0100 | colliersnh.com

Unit E Floor Plan



Unit E: 5,961±

LEASED

Unit F Floor Plan

