

FOR LEASE > NEW TO THE MARKET

# Unique Creative Office Space

46 SOUTH RIVER ROAD, BEDFORD, NH 03110



## Snapshot > Creative Space

Building Type	Office
Total Building SF	1,850±
Available SF	1,850±
Utilities	Municipal water & sewer Natural gas
Parking	6 dedicated spaces
Frontage	190'± on S River Road 327'± on Palomino Lane
Lease Rate	<b>\$18.95 + utilities</b>



DOUG MARTIN  
DIR +1 603 206 9618  
MANCHESTER, NH  
doug.martin@colliers.com

COLLIERS INTERNATIONAL  
175 Canal Street, Suite 401  
Manchester, NH 03101  
MAIN +1 603 623 0100  
www.colliers.com



# 46 S River Road | Bedford, NH



## Property Highlights

- › Unique creative office space available for the first time ever
- › Building features large windows allowing lots of natural light, while the interior is highlighted with exposed beams and high ceilings
- › Signage visible along South River Road with 17,000± VPD (NHDOT 2014)
- › Just a few minutes from Route 101/I-293 and along one of Southern New Hampshire's busiest trade corridors, home to many retailers, restaurants, professional users, and medical/office users

## Contact Us

DOUG MARTIN  
DIR +1 603 206 9618  
MANCHESTER, NH  
[doug.martin@colliers.com](mailto:doug.martin@colliers.com)



COLLIERS INTERNATIONAL  
175 Canal Street, Suite 401  
Manchester, NH 03101  
MAIN +1 603 623 0100  
[www.colliers.com](http://www.colliers.com)

The information contained herein is from sources deemed reliable, but is not guaranteed by Colliers International | New Hampshire (Colliers). Colliers assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. Colliers International excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Colliers welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. Colliers is acting as the Seller's/Lessor's agent in the marketing of this property. Colliers International | New Hampshire is independently owned and operated.

