

FOR LEASE > OFFICE SPACE

# Class A Identity Building

163 SOUTH RIVER ROAD, BEDFORD, NH 03110



Riley Enterprises has recently purchased and is proud to offer this free standing identity building located at 163 South River Road. Build your brand and create a presence.

## Snapshot > Prime Office Space

Building Type	Office
Year Built	1997
Total Building SF	6,152±
Available SF	6,152±
Utilities	Municipal water & sewer Natural gas
Occupancy	July 2017
<b>Lease Rate</b>	<b>\$19.95 modified gross</b>

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

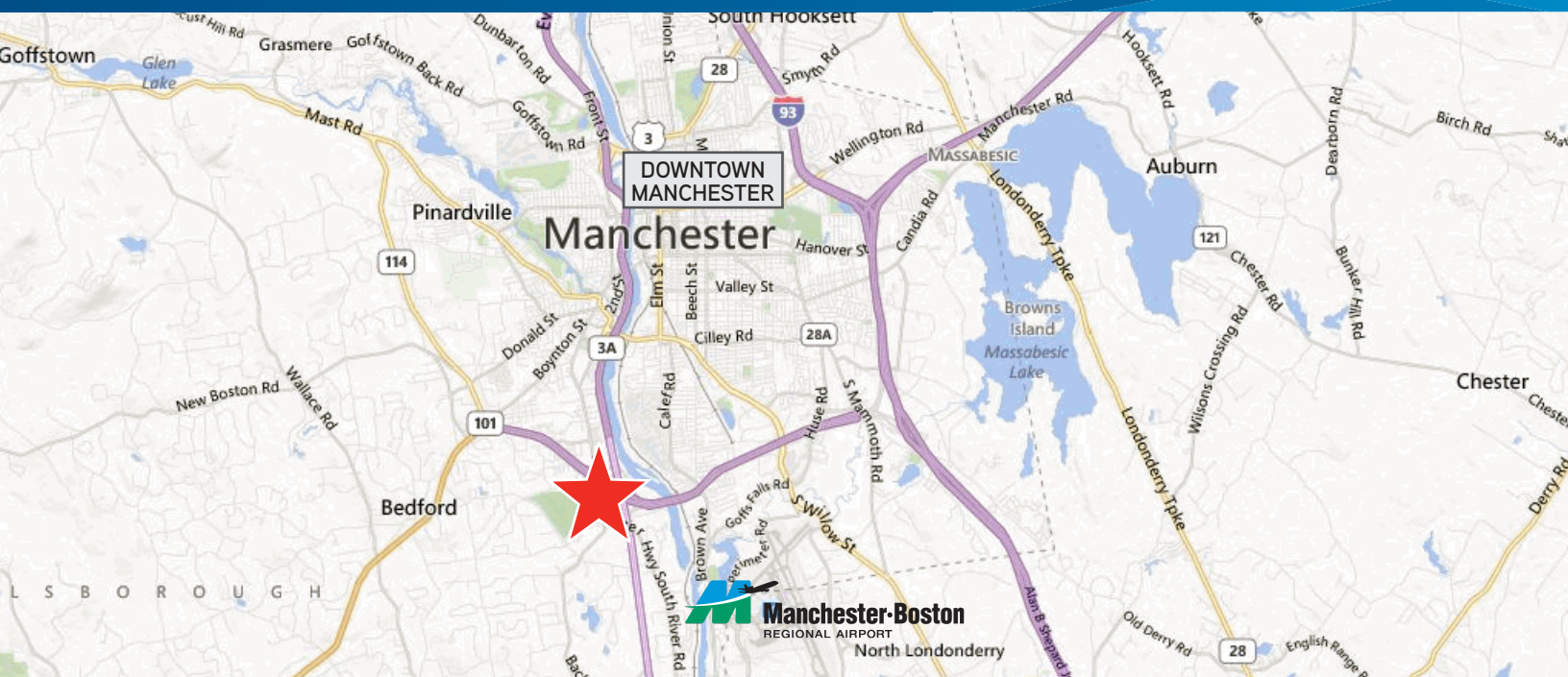


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# 163 South River Road, Bedford, NH



## Property Highlights

- › Prime office space offers ample parking on-site and is nicely appointed for professional office use with third floor storage area; can also be converted for use as a medical office
- › Existing class A finishes, making the space move-in ready
- › Signage opportunity on South River Road, one of NH's most desirable business corridors, with 25,000 VPD (per NHDOT 2014) and potential building signage visible from I-293 with 75,500 VPD (per NHDOT 2009)
- › Excellent highway access to Interstates 93 & 293, as well as the Everett Turnpike/Route 3
- › Less than 4 miles from both Manchester-Boston Regional Airport and downtown Manchester



## Contact Us

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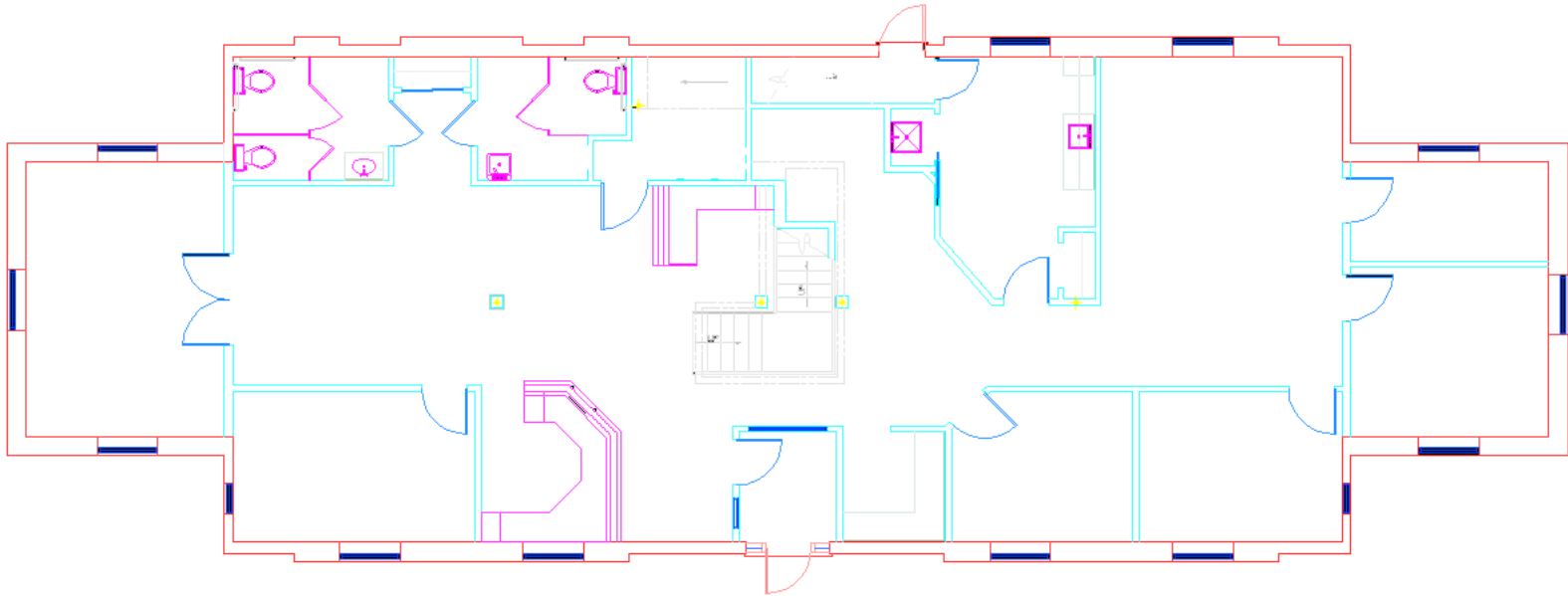


# Floor Plans

163 SOUTH RIVER ROAD, BEDFORD, NH 03110



FIRST FLOOR



SECOND FLOOR

