

AVAILABLE > OFFICE

# Office at Market & Main

125 SOUTH RIVER ROAD, BEDFORD, NH 03110

**Colliers**  
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**MARKET  
AND MAIN**

BEDFORD • NH



Premier office pad site or build-to-suit opportunity at Market & Main, a mixed use redevelopment in the affluent community of Bedford, NH.

The building features excellent highway visibility and branding opportunities.

Infrastructure will be in place and utilities brought to the pad site.



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HIGHWAY AERIAL VIEW



NORTH BOUND VIEW



SOUTH BOUND VIEW



# Development Concept Plans



## CONCEPTUAL SQUARE FOOTAGE BREAKDOWN

Cinema	58,100± SF (1,200 seats)
Restaurant	27,400± SF (550 seats)
Retail	85,100± SF
<b>MEDICAL/OFFICE</b>	<b>124,850± SF</b>
Hotel	68,000± SF (150 keys)
Circulation	Lobby/elevator



# Market & Main | Highway Viewscapes



## Snapshot > Office Pad Site

Potential Building SF	100,000±
Parking	Significant amount of covered parking included in sale
Utilities Brought to Site	Municipal water & sewer; natural gas
Zoning	Performance Zone
List Price	\$8,100,000

## Contact Us

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