

FOR LEASE > OFFICE SPACE

New Office Building To-Be-Built

39 CONSTITUTION DRIVE, BEDFORD, NH 03110

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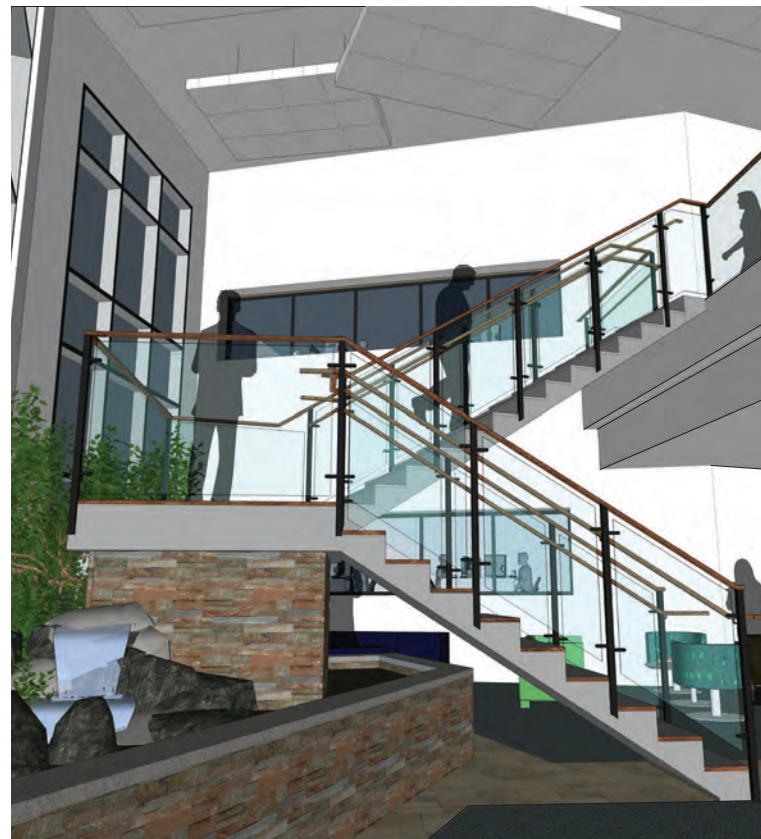
STONE RIVER
ARCHITECTS
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Bedford, NH 03110
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Sitting on over 11 acres of land, the new facility at Constitution Drive will have approximately 65,000± SF contained in two separate buildings that are joined by a common two story atrium. The new building at 39 Constitution will contain 44,000± SF on two levels and will be attached to 35 Constitution, which is an existing 20,000± SF building.

The new building will be designed with the latest energy efficient technology including high efficiency clean air HVAC systems, LED lighting, renewable building materials, and eco-friendly landscaping techniques. The building is designed for a 5 to 1 parking ratio on site, as well as a full service fitness center.

The property is located in the center of a professional office campus off of Route 101 and I-293, five miles from the Manchester-Boston Regional Airport and less than a quarter mile from the Manchester line. This area makes Constitution Drive a desirable business location for companies looking for convenient city, airport and highway access.



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BUILDING PLAN & LOCATION

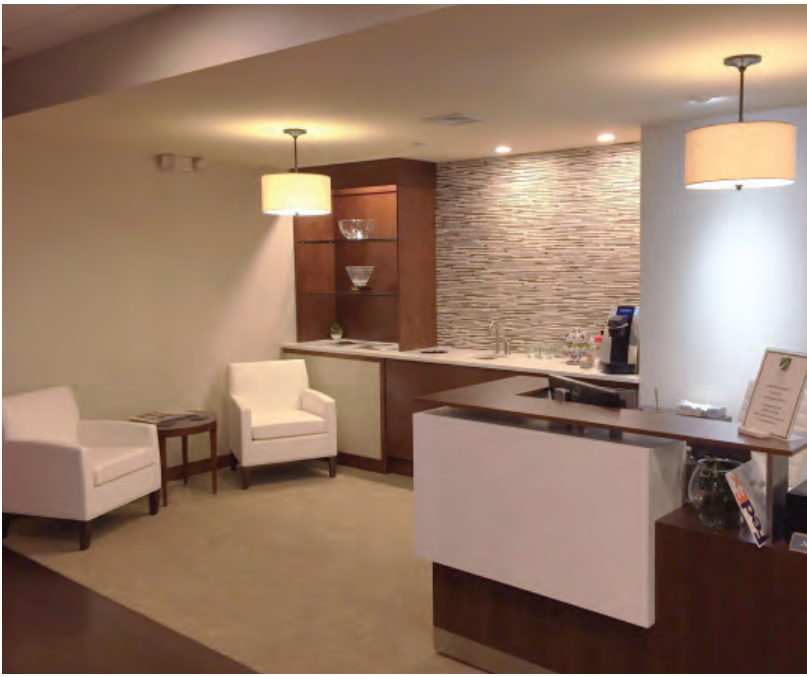
SITE SPECIFICATIONS & FEATURES



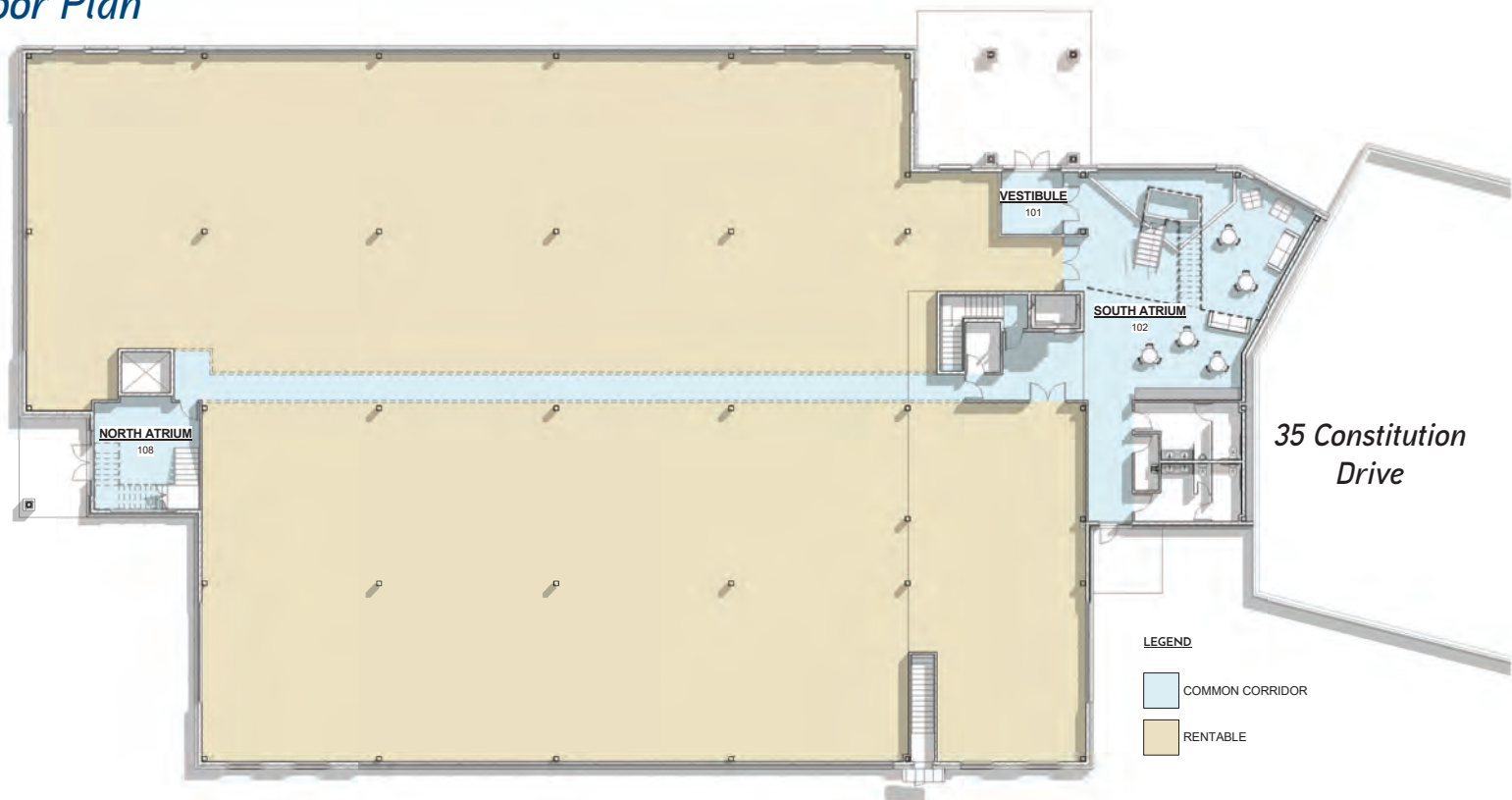
Building Specifications	
Building Type	Class A Office
Building Size	44,000± SF
Available SF	10,000± to 44,000±
Site	11± acres
Utilities	Municipal water & sewer Natural gas
Parking	5 spaces per 1,000 SF occupied
Estimated Expenses	TBD (new construction)
Availability	Fully approved, shovel ready
Lease Rate	\$20.00 NNN

- Building Highlights
- Professionally managed building located in a beautiful suburban office campus setting
 - Great location with Route 101 visibility and building signage available facing Route 101/114
 - On-site, staffed fitness facility
 - Turnkey delivery available
 - Plenty of on-site parking at 5 spaces per 1,000 SF of occupied space
 - Ability to custom design interior and exterior per company specifications
 - Once completed, facility will be able to accommodate organizations with needs up to 65,000± SF
 - High efficiency, clean air HVAC system, LED lighting, renewable building materials, and eco-friendly landscaping techniques
 - Office park neighbors include Progressive Insurance, Northeast Planning, Bedford Safety Complex, Mass Mutual, TF Moran, Bright Horizon daycare, and more

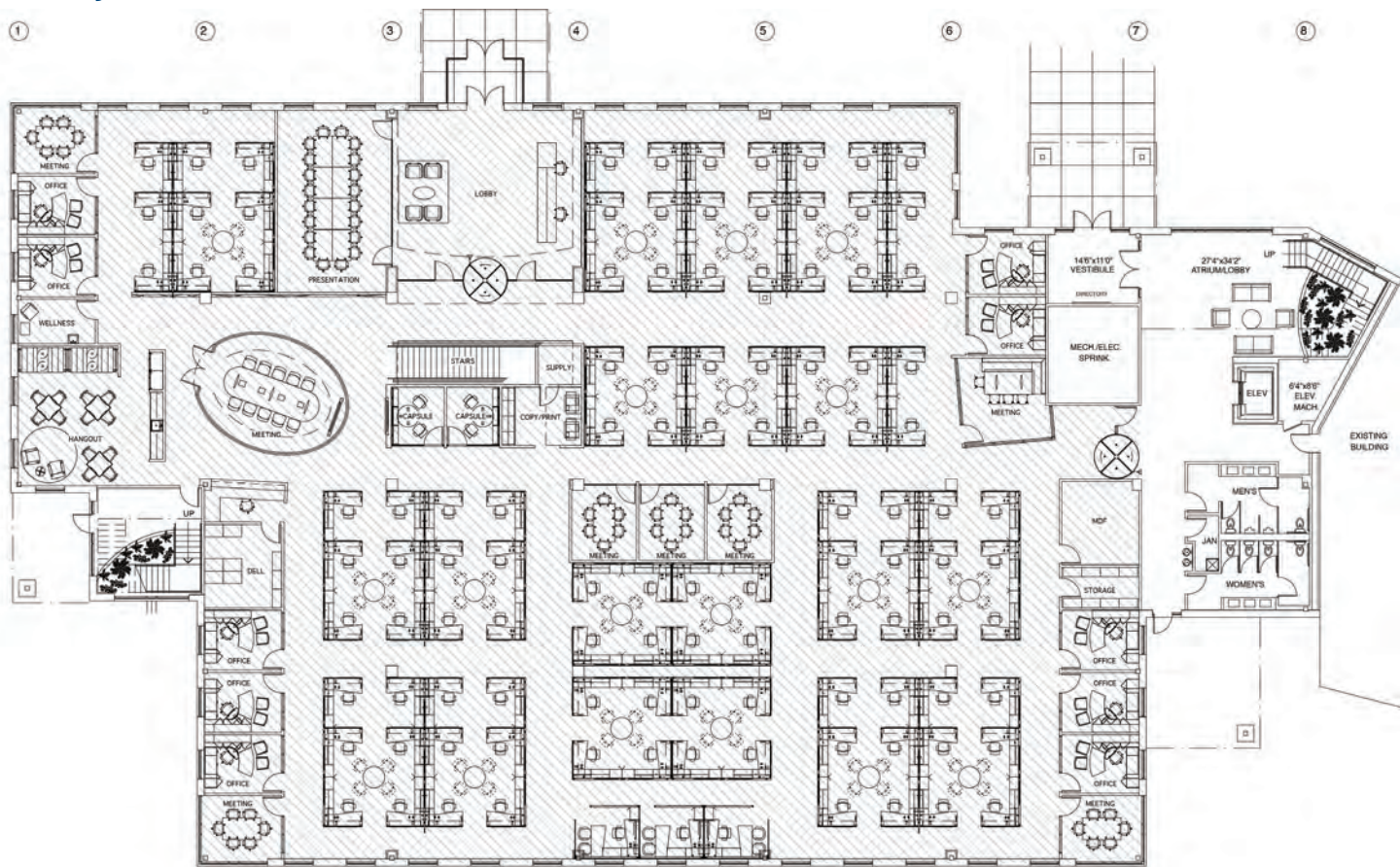
Sample interior, based on finished space at 43 Constitution Drive



Floor Plan



Sample Layout



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