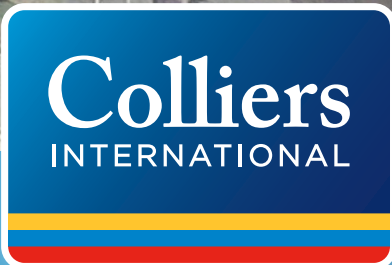


MARKET AND MAIN

BEDFORD • NH



SOUTH RIVER ROAD



Project Overview

Colliers
INTERNATIONAL

125,000± SF OFFICE
FOR LEASE

360,000± SF MIXED USE REDEVELOPMENT

HIGHLIGHTS

- Close to all amenities and services: restaurants, banks, grocery stores, pharmacies, dry cleaner, daycare, shopping, and more
- Ample parking at grade, plus a covered parking garage
- Highly accessible from all directions via Interstates 93 and 293, as well as Routes 3 and 101, making this location an easy commute for employees
- Close proximity to Manchester-Boston Regional Airport, less than 5 miles away
- 20 minutes (via Route 3) to the NH/MA border



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Aerial & Highway Views

SOUTH RIVER ROAD AERIAL VIEW



HIGHWAY AERIAL VIEW



NORTH BOUND VIEW



SOUTH BOUND VIEW



South - North Views from S River Road



NORTH BOUND STREET VIEW



SOUTH BOUND STREET VIEW



Concept Imagery



Red Heat Tavern



Whole Foods (Opened April 8, 2016)

TRANSFORMATION & GREAT ANCHORS

Like much of southeastern New Hampshire, Bedford had grown rapidly over the last number of decades. With wisdom, you have developed a Master Plan reflective of that growth and potential growth for years to come. Within the Master Plan the desire for a pedestrian oriented mixed use center was a focus of attention for the site known as the Macy's site. Over the last year, residents in Bedford have seen the old shopping concept, Macy's torn down with the hope of what is to come. Anchored by a cinema, high end sporting retailer, a variety of restaurants, hotel and office space, it is a true mixed use center. Market and Main will become what many have wanted. A place to work, a place to shop, a place to dine, a place to meet and a place to enjoy.



Carrabba's Italian Grill



Trader Joe's



Friendly Toast

MARKET
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Ground Floor Plan

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



CONCEPT PLAN

Upper Floor Plan

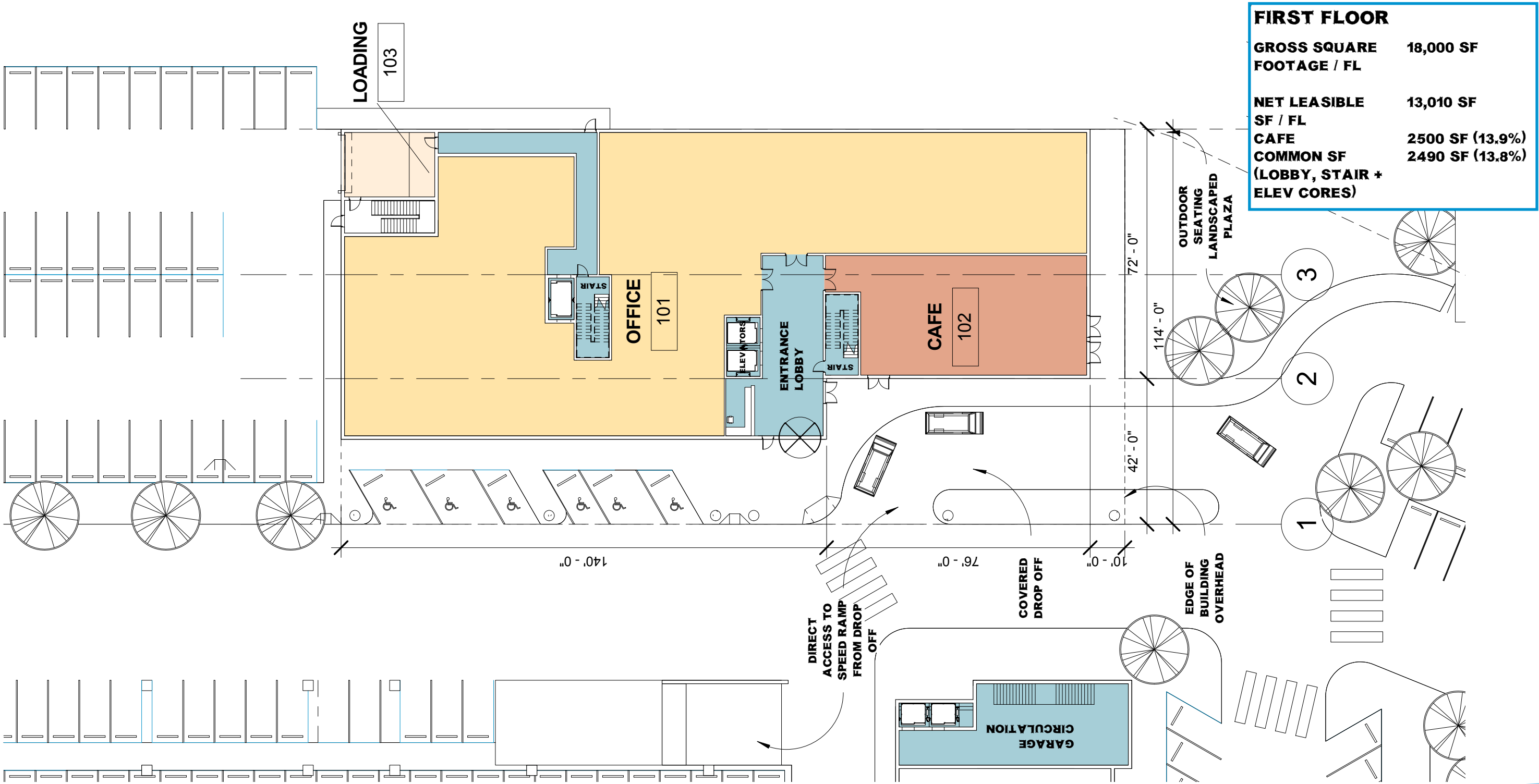
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Office Building Traffic Flow

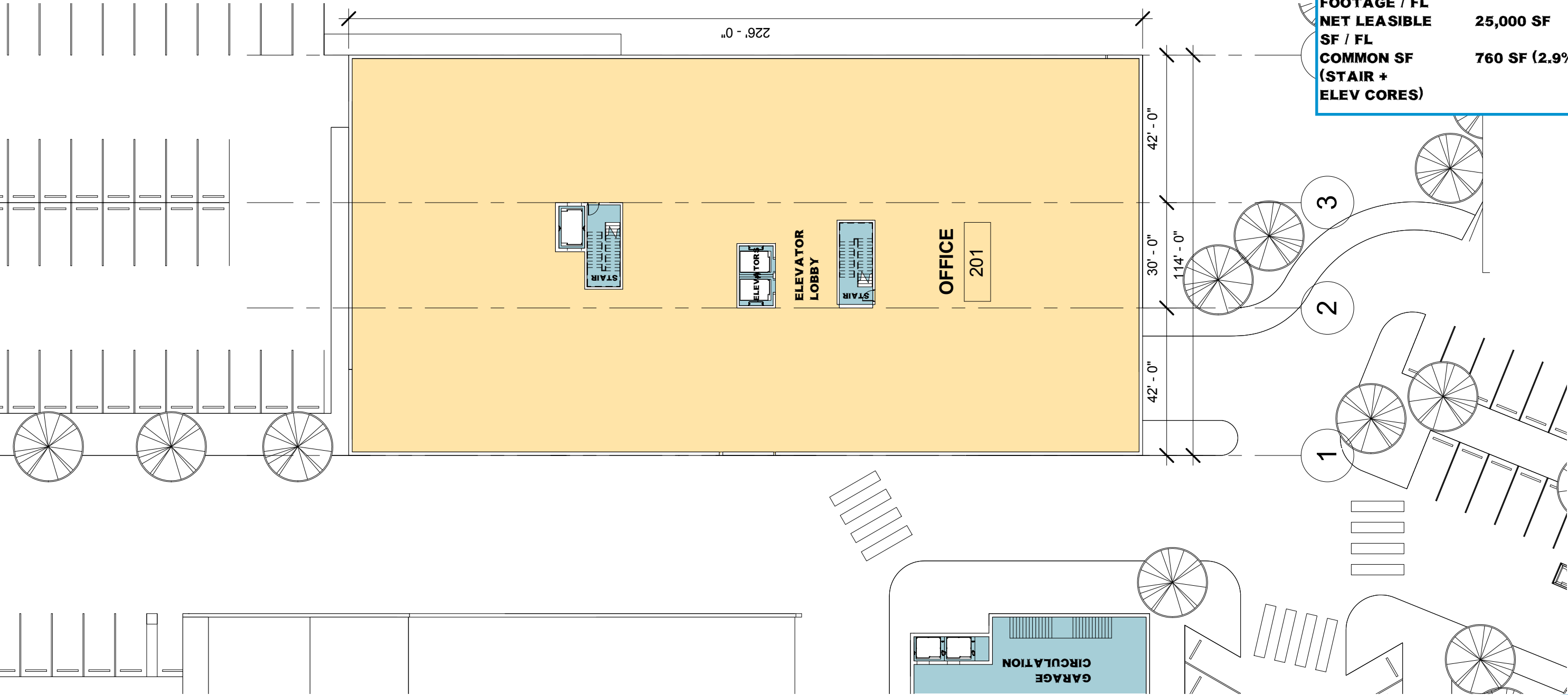


Building H | 1st Floor Plan Concept



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Building H | 2nd & 4th Floor Plan Concept

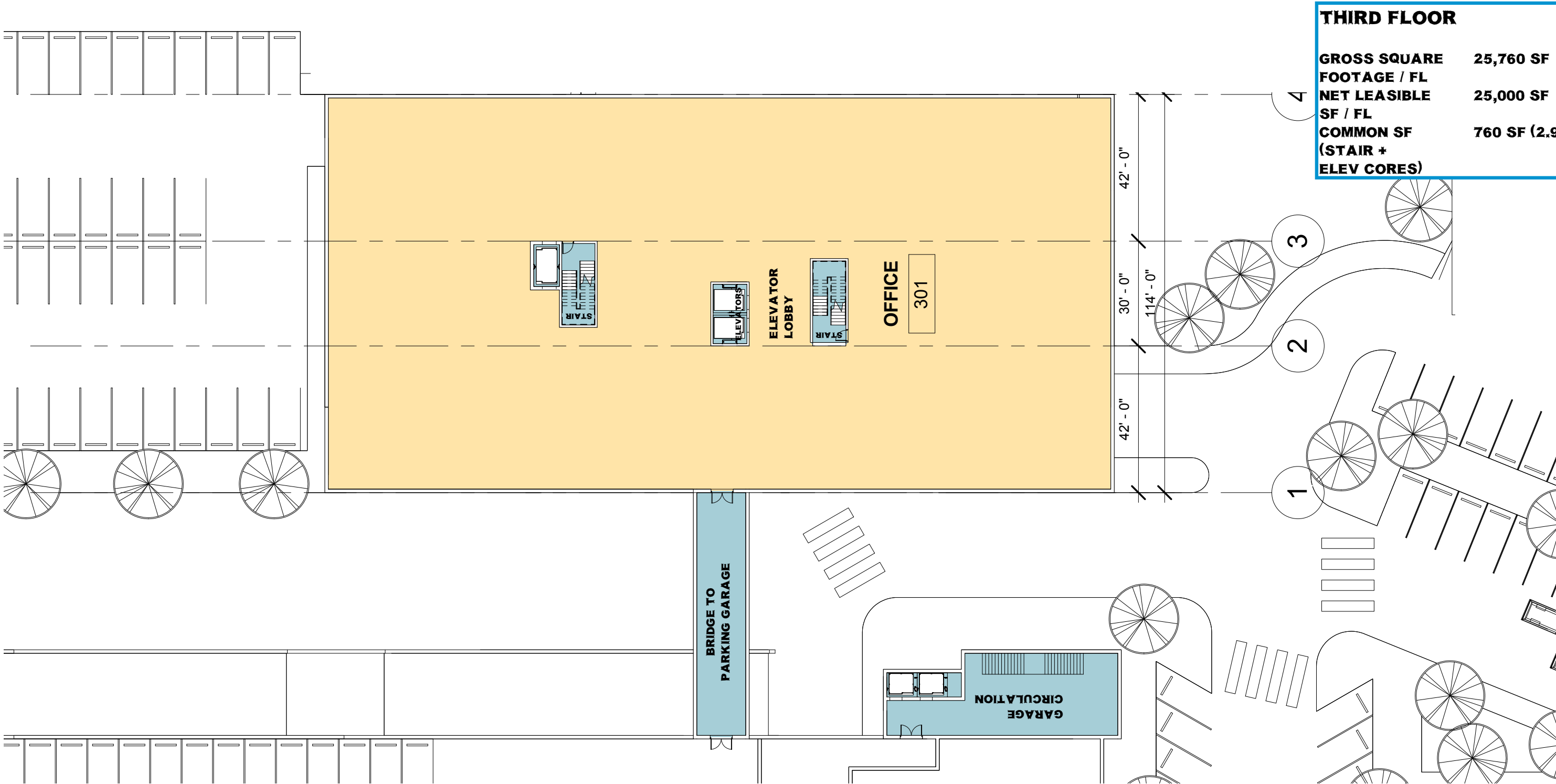


SECOND AND FOURTH FLOOR	
GROSS SQUARE FOOTAGE / FL	25,760 SF
NET LEASIBLE SF / FL	25,000 SF
COMMON SF (STAIR + ELEV CORES)	760 SF (2.9%)



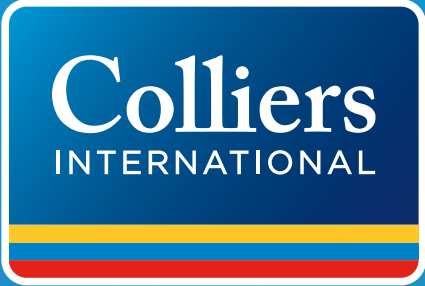
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Building H | 3rd Floor Plan Concept





CONCEPT PLAN



Contact Us

BOB ROHRER
DIR +1 603 206 9612
MANCHESTER, NH
bob.rohrer@colliers.com

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

In Conjunction With

THEODORE CHRYSSICAS
DIR +1 617 772 7261
BOSTON, MA
tchryssicas@ngfk.com

TODD ALEXANDER
DIR +1 617 772 7263
BOSTON, MA
talexander@ngfk.com



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