FOR SALE OR LEASE > PROFESSIONAL/MEDICAL OFFICE

# Well-Maintained Office Building

21 EASTMAN AVENUE, BEDFORD, NH 03110





### Snapshot > Professional/Medical Office

Building Type Office

Total Building SF 6,000±

Available SF 1,200±

Acreage 1.15±

Year Built 1989

Utilities Municipal water and sewer

Propane gas

Zoning Performance Zone

2016 Taxes \$13,838

Lease Rate \$18.00 MG

List Price \$810,000



## 21 Eastman Avenue | Bedford, NH



### **Property Highlights**

- > Well-maintained and professionally managed 2-story, 6,000± SF, professional office building primarily occupied by two medical tenants with private entrances and separately metered utilities
- > 1,200± SF medical/professional office space currently available on the upper level
- $\rightarrow$  Lower level tenant is willing to stay or vacate for new owner; upper level tenant recently signed a 5 year lease for 1,800± SF
- > Excellent location just off South River Road/Second Street, with easy access to I-293, Route 101, and Everett Turnpike
- > Neighbors include Panera Bread, T-Bones, and many other successful restaurants, as well as Walmart, Service Credit Union, and Boston Interiors

#### Contact Us

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PROPERTY MANAGED BY



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