

FOR SALE OR LEASE > OFFICE BUILDING

High Profile Professional Office

288 ROUTE 101, BEDFORD, NH 03110



Snapshot > Second Floor Office Space

Building Type	Office
Total Building SF	14,000±
Available SF	2,000± to 7,000±
Acreage	1.5±
Utilities	Private water & septic Propane gas
Zoning	Commercial
2016 NNN Expenses PSF	\$5.50
2016 Taxes	\$24,354
Lease Rate	\$10.00 NNN
List Price	\$1,400,000

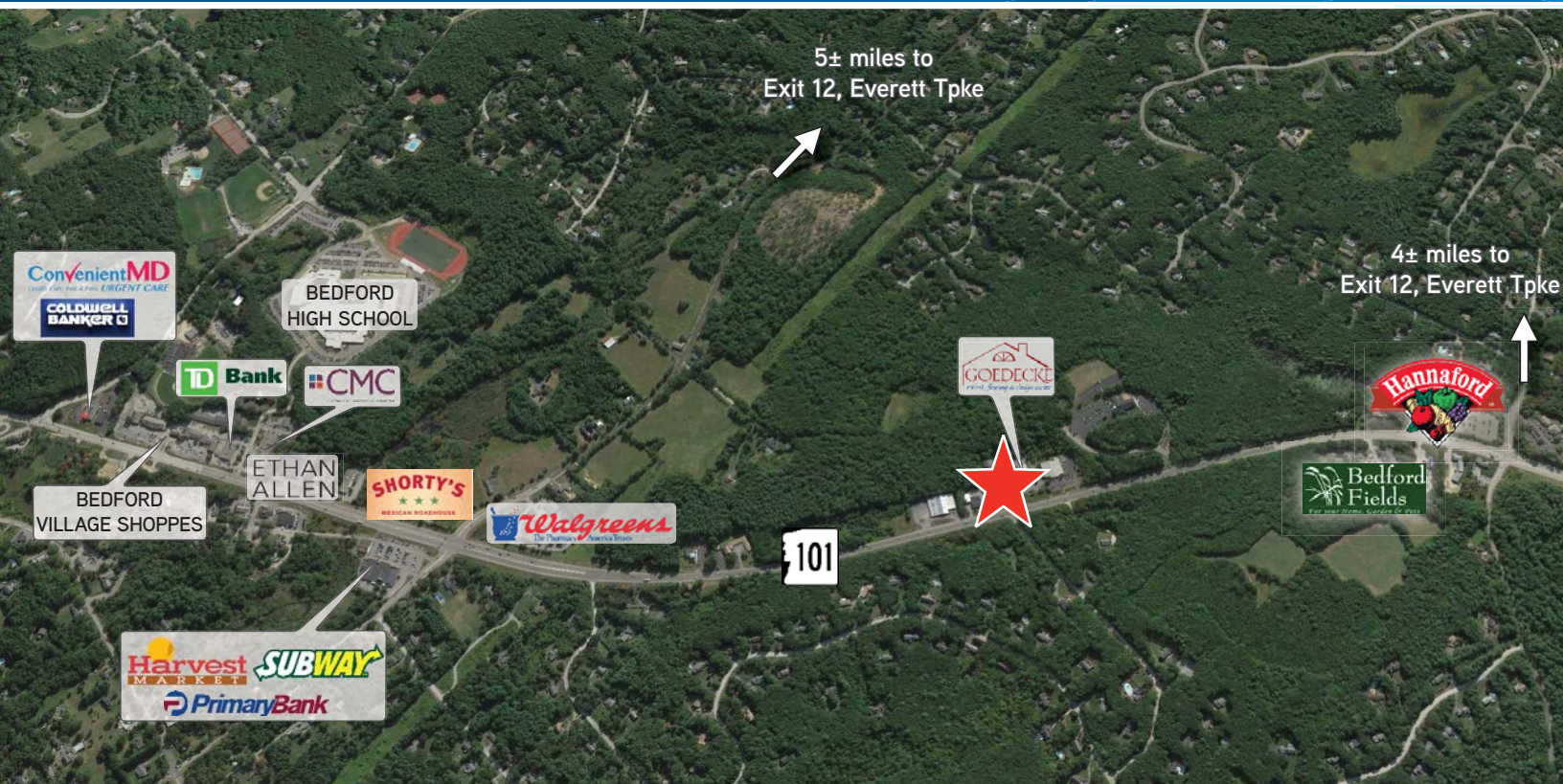


LAURA NESMITH
DIR +1 603 206 9617
MANCHESTER, NH
laura.nesmith@colliers.com

DOUG MARTIN
DIR +1 603 206 9618
MANCHESTER, NH
doug.martin@colliers.com

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

288 Route 101 | Bedford, NH



Property Highlights

- 14,000± SF professionally managed office building is currently home to North Star Education Services on the first floor and the second floor is available for lease
- Attractive exterior highlighted by stucco and an expansive window line providing abundant natural light
- Second floor space consists of 7,000± SF with multiple offices, conference rooms, open areas for cubicles, restrooms, and kitchen
- Building sits on 1.5± acres providing ample parking and features 175'± of frontage on bustling Route 101
- Excellent signage opportunity on large pylon along busy Route 101
- Neighboring businesses along Route 101 include Hannafood Supermarket, Walgreens, Primary Bank, Goedecke Decorating, Bedford Fields, and more
- Site features tremendous east and west highway access, located less than 5 miles from Exit 12, Everett Turnpike and I-293

Contact Us

LAURA NESMITH
DIR +1 603 206 9617
MANCHESTER, NH
laura.nesmith@colliers.com

DOUG MARTIN
DIR +1 603 206 9618
MANCHESTER, NH
doug.martin@colliers.com

PROPERTY MANAGED BY



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

The information contained herein is from sources deemed reliable, but is not guaranteed by Colliers International | New Hampshire (Colliers). Colliers assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. Colliers International excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Colliers welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. Colliers is acting as the Seller's/Lessor's agent in the marketing of this property. Colliers International | New Hampshire is independently owned and operated.



First Floor Plan

288 ROUTE 101, BEDFORD, NH 03110



**FULLY
LEASED**



Second Floor Plan

288 ROUTE 101, BEDFORD, NH 03110



**2,000 to 7,000 SF
available**

