



For Lease

# High Visibility Office/Retail Building

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## 176 South River Road Bedford, NH

### Property Highlights

- 5,400± SF commercial or professional office building available for lease
- Ample on-site parking
- This building offers a great signage opportunity and is owned & managed by Riley Enterprises
- Located just off South River Road, which is home to many retailers, restaurants, banks, and medical office buildings
- Excellent highway access to Interstates 93 & 293, as well as the Everett Turnpike/Route 3
- Less than 4 miles from both Manchester-Boston Regional Airport and downtown Manchester

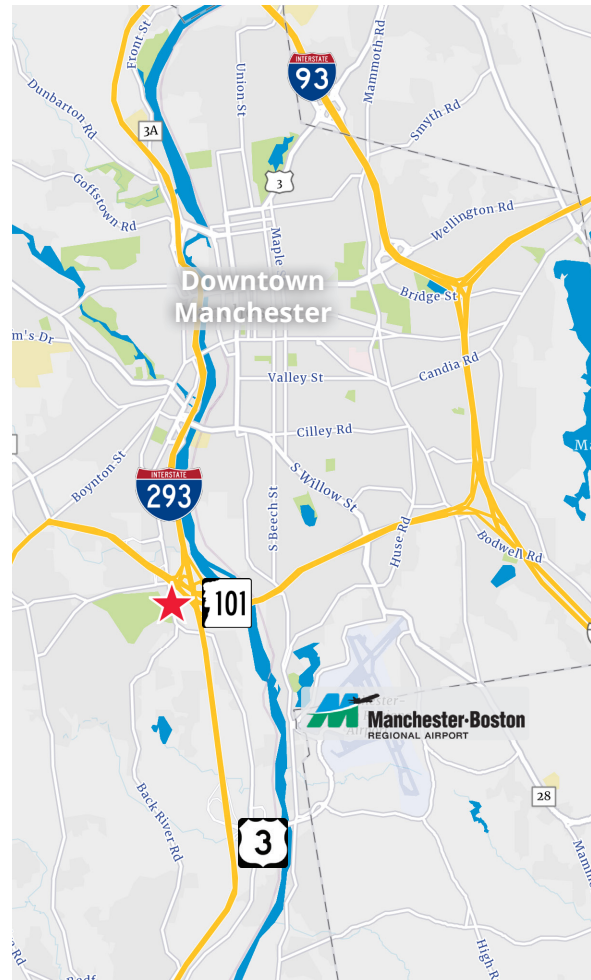
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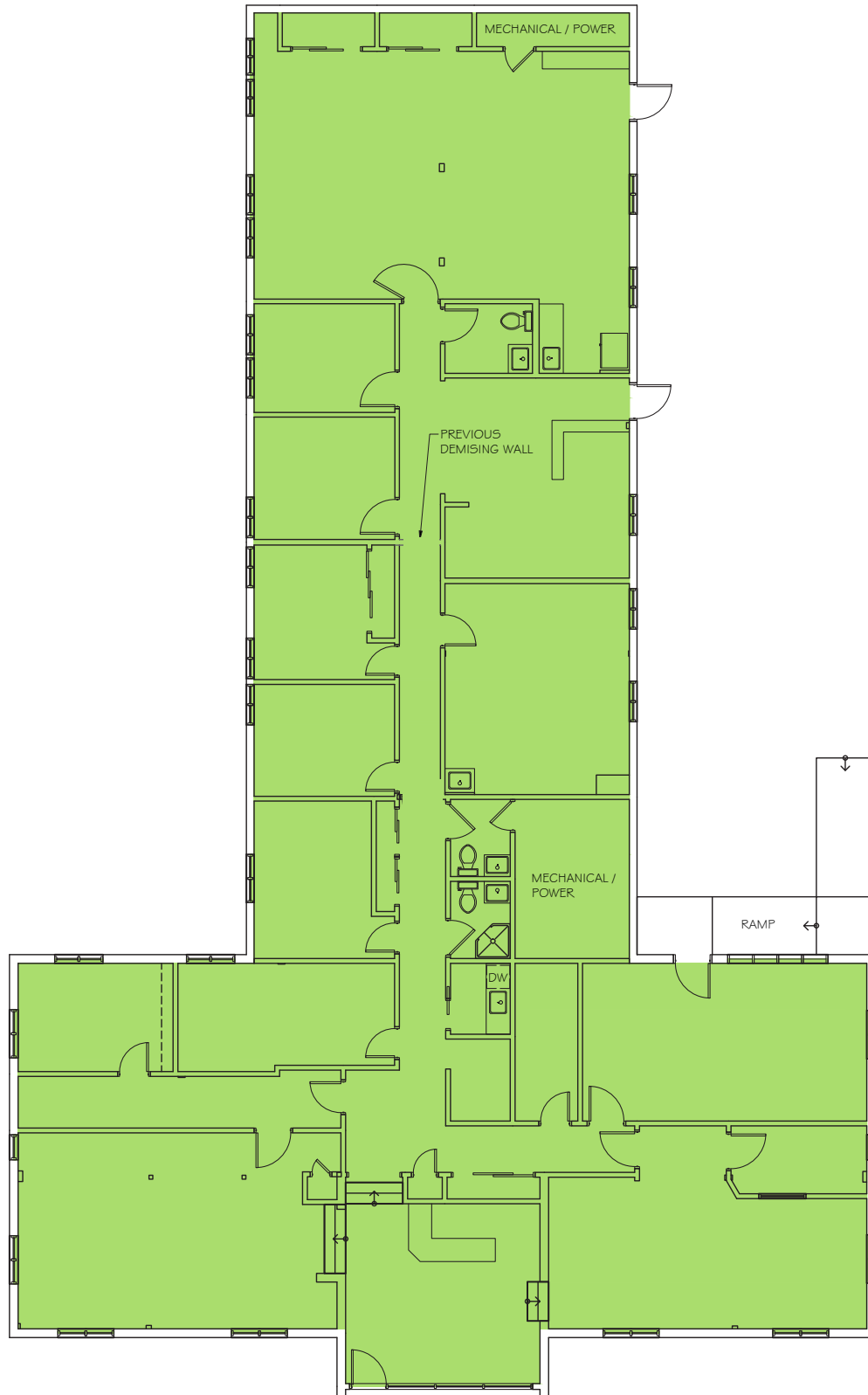
## Specifications

Address:	176 South River Road
Location:	Bedford, NH 03110
Building Type:	Commercial/professional office
Year Built:	1958
Year Renovated:	2018
Total Building SF:	5,400±
Floors:	1
Acreage:	0.98±
Utilities:	Public water & sewer Natural gas
Zoning:	Performance
Parking:	Ample on-site
Accessibility:	Excellent highway access to Interstates 93 & 293, as well as the Everett Turnpike/Route 3
Lease Rate:	\$20.95 modified gross



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# First Floor Plan



 Available Space