



For Lease

# Office Space in Campus Setting

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## 35A Constitution Drive Bedford, NH

### Property Highlights

- Professionally managed building located in a beautiful, suburban office campus setting
- Space consists of 5,675± SF and features a mix of open space, enclosed offices, a kitchenette, and common restrooms
- Opportunity to create a new main entrance to space off of the exposed atrium in the newly constructed 35 Constitution building B
- Building is fully sprinklered and has a passenger elevator
- Plenty of on-site parking with 5 spaces per 1,000 SF
- Employees can benefit from discounted rates at the nearby fitness center located at 43 Constitution Drive
- Office park neighbors include The Copper Door, Dunkin' Donuts, Elliot Family Medicine, Primrose School, Bedford Village Inn, and more

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## Specifications

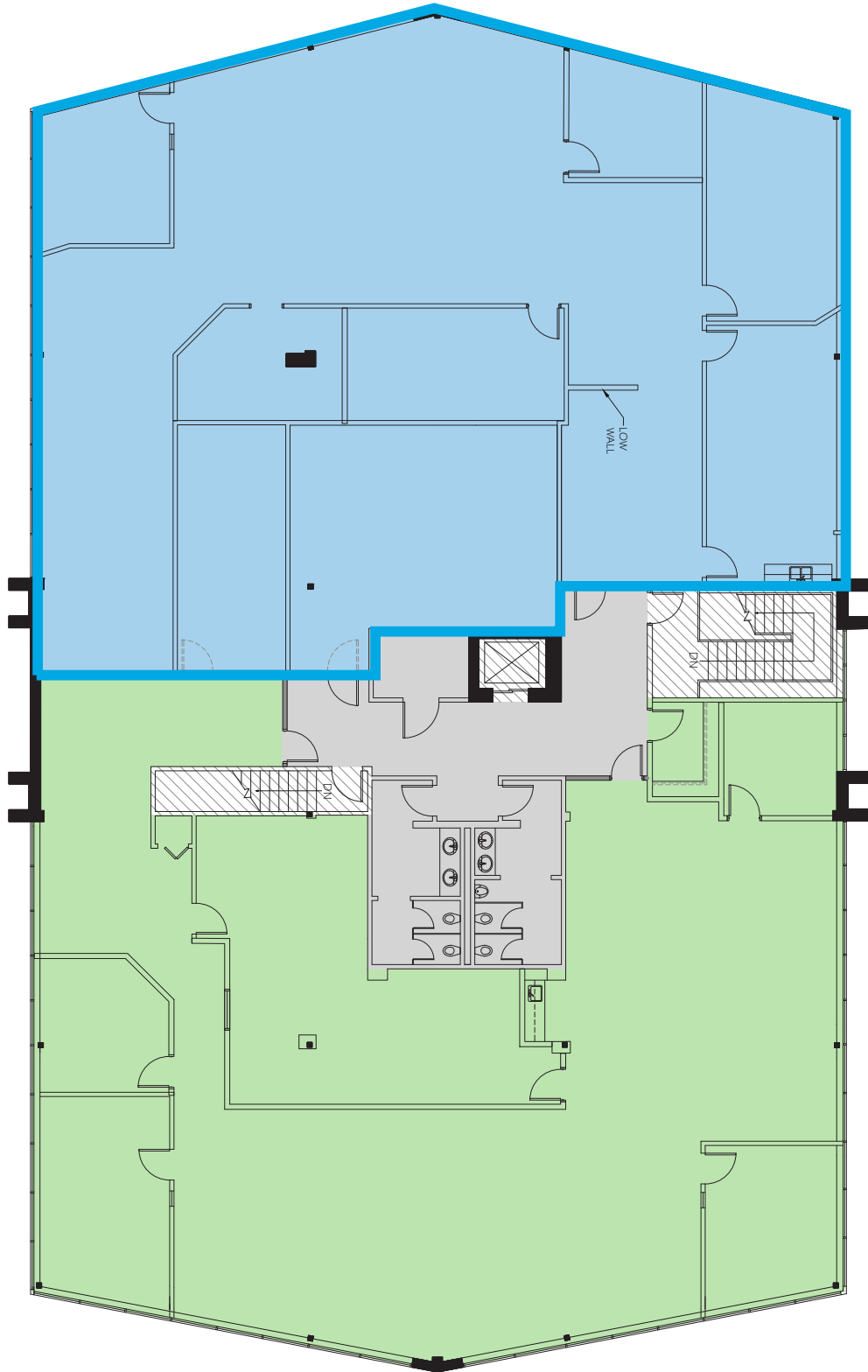
Address:	35A Constitution Drive
Location:	Bedford, NH 03110
Building Type:	Office
Year Built:	1982
Total Building SF:	19,236±
Available SF:	5,675±
Parking:	Strong on-site ratio
Utilities:	Municipal water & sewer Natural gas
Accessibility:	Minutes from Route 101/Route 114/I-93 interchange; 5 miles from MHT airport
Lease Rate:	\$22.95 modified gross

One or more of the principal(s) in the ownership entity holds a NH Real Estate License.



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# Floor Plan



 Available Space