



For Lease

Turnkey Office Suites

35B Constitution Drive Bedford, NH

Property Highlights

- Class A, state-of-the-art, professionally managed building located in a beautiful suburban office campus setting
- Custom, turnkey fit-up for a lease rate competitive to existing buildings
- High efficiency, fully automated clean air HVAC system engineered to filter out mold and virus particles, LED lighting, renewable building materials, and eco-friendly landscaping techniques
- Planned tenant amenities include a common training room, locker room/bike storage, electric car chargers, a large picnic area, walking trails, and outdoor recreation areas; staffed fitness facility next door
- Close to a number of restaurants, shopping, banks, child care, fitness facilities, medical offices, and various professional services

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Accelerating success.

Photos & Specifications



Common area



Common area



Specifications

Address:	35B Constitution Drive
Location:	Bedford, NH 03110
Building Type:	Office
Year Built:	2020
Total Building SF:	44,600±
Total Available SF:	4,302± to 26,602±
Acres:	11±
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
Signage:	Opportunities facing the Route 101/Route 114/I-293 interchange
Lease Rate:	\$22.95 modified gross



360° Virtual Tour

Hover your camera over the code



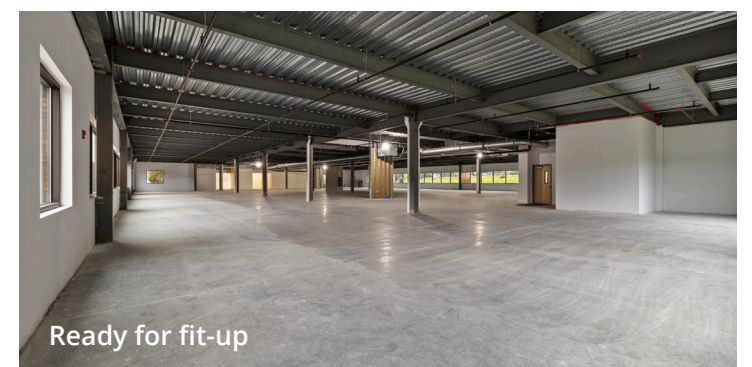
Aerial



Common area

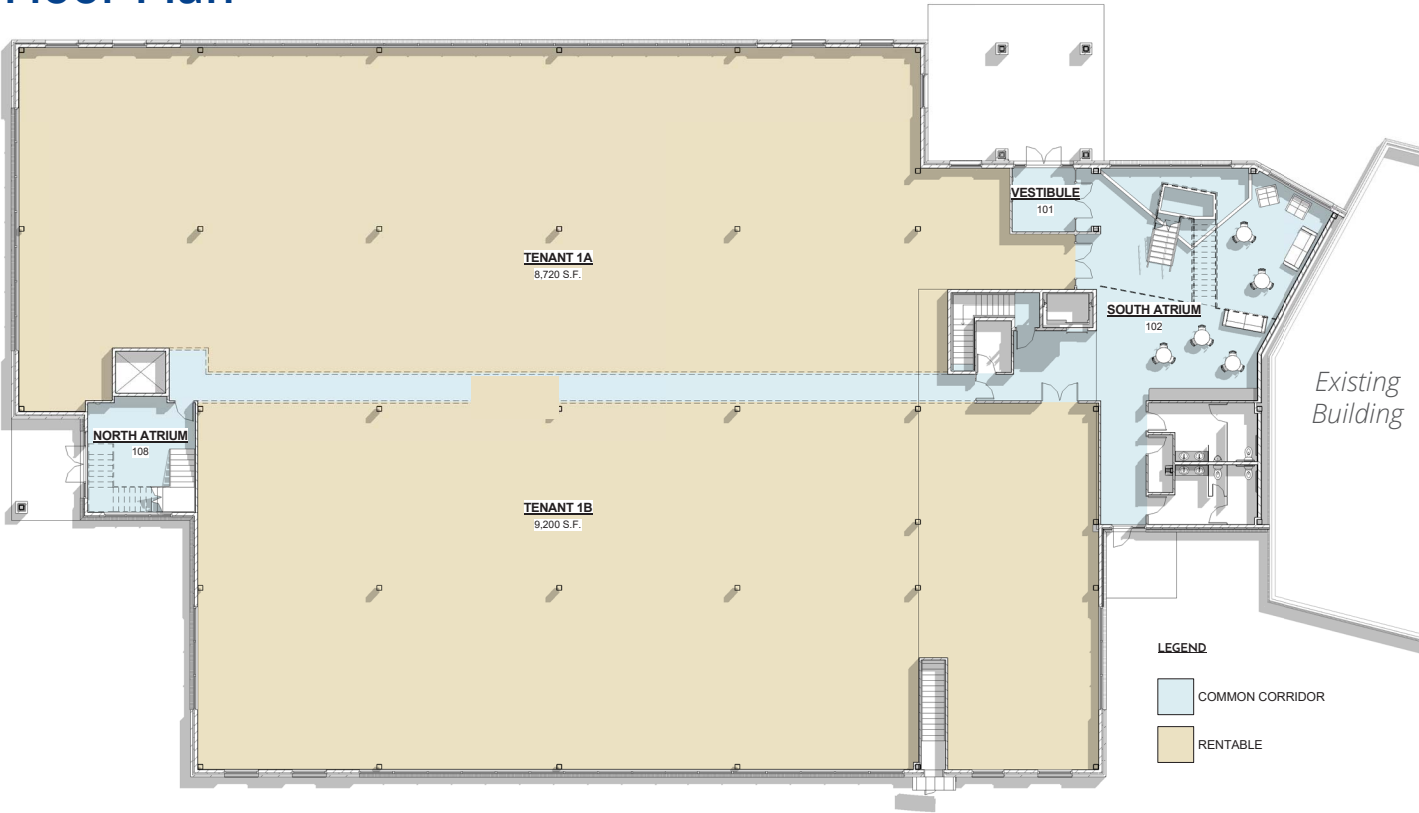


Ready for fit-up



Ready for fit-up

Floor Plan



Sample Layout



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



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