NAI Norwood Group
Commercial Real Estate Services, Worldwide.

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HIGH PROFILE OFFICE SUITE AT COLDSTREAM OFFICE PARK

FOR LEASE

116 SOUTH RIVER ROAD, BEDFORD, NH 03110

135 +/- SF Available

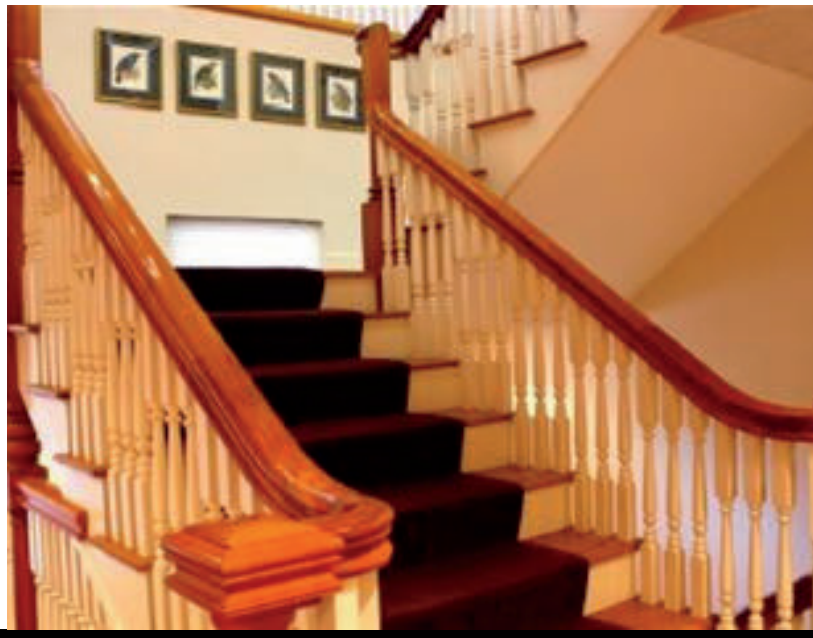
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PROPERTY INFORMATION





High Profile Office Suite at Coldstream Office Park

116 South River Road, Bedford, NH 03110

135 +/- SF

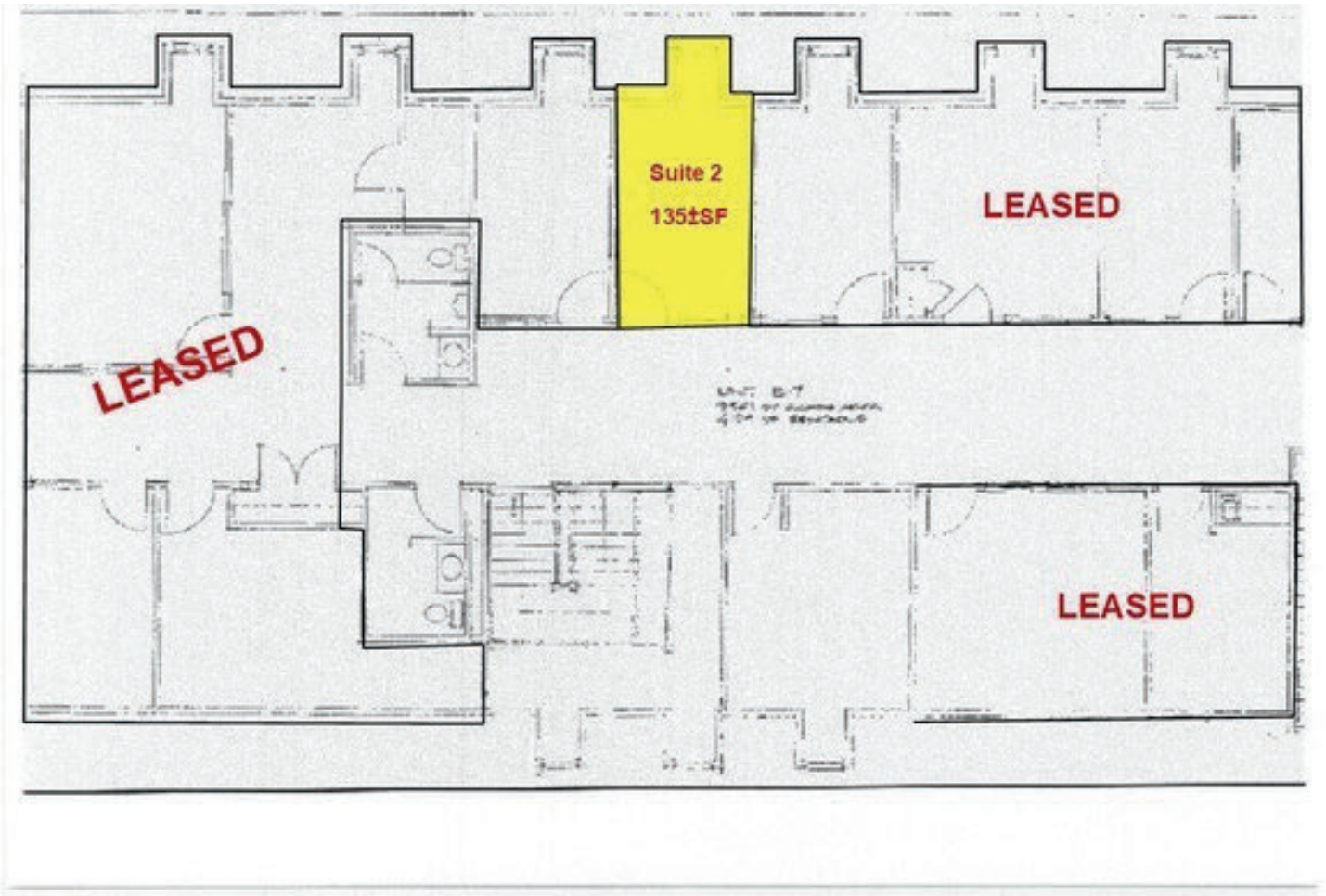
$575 / Month Full Gross

DESCRIPTION:

Highly sought after office suite in the classic Coldstream Park with Williamsburg architectural overtones. Nicely landscaped grounds sharing common land with the iconic Woodbury Estate.

The building has other professional office users all within a well established office park. Bedford amenities such as Trader Joe's, Whole Foods, The Manchester Country Club and plentiful restaurants are conveniently situated at the doorstep. Great access in all directions via convenient exit points. Owner/broker interest.

FLOOR PLAN



DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	28,,877	145,462	261,037
Households	11,846	60,081	103,601
Families	7,201	35,299	66,849
Avg HH Size	2.37	2.34	2.46
Median Age	40.4	38.9	40.4
Median HH Income	$79,446	$80,778	$96,527
Avg HH Income	$113,216	$115,003	$133,582

BUSINESSES (10 MILE)

12,763
TOTAL BUSINESSES

150,047
TOTAL EMPLOYEES

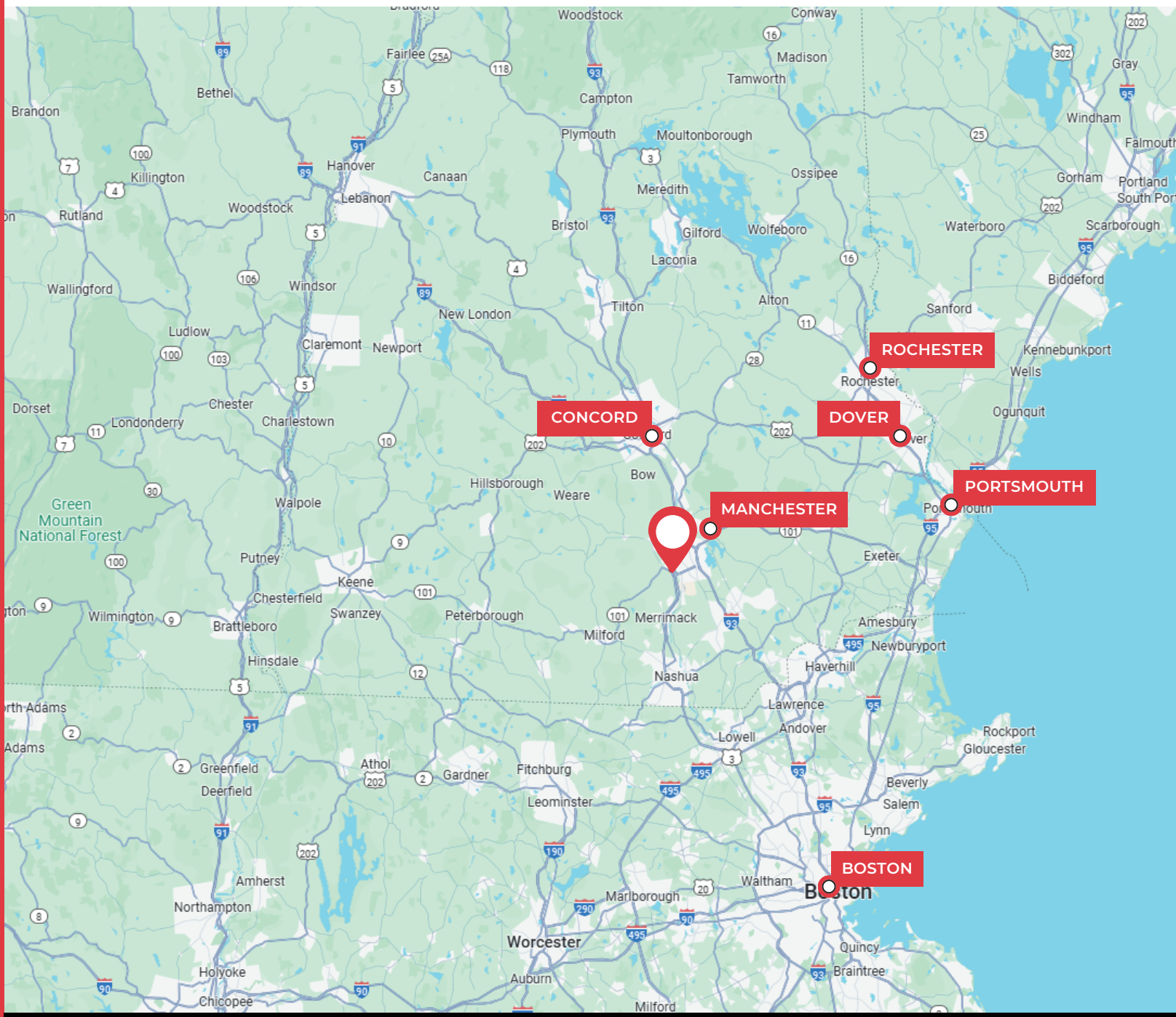
INCOME (10 MILE)

$96,527
MEDIAN HH INCOME

$53,087
PER CAPITA INCOME

$322,224
MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	11 mins	**Rochester, NH**	59 mins
Concord, NH	24 min	**Dover, NH**	56 mins
Boston, MA	54 mins	**Portsmouth, NH**	50 mins

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

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