



**CUSHMAN &
WAKEFIELD**

OFFICE SPACE FOR LEASE

2 BEDFORD FARMS

BEDFORD FARMS OFFICE PARK

Bedford, NH

B E D F O R D F A R M S
O F F I C E P A R K

Owned and operated by

FARLEY | WHITE
INTERESTS

Bedford Farms is owned and managed by Farley White Interests - a local development and investment firm with an unparalleled reputation for quality, responsive hand's-on management and a commitment to tenant retention.

Denis C.J. Dancoes II

Senior Director

denis.dancoes@cushwake.com

Thomas Farrelly, SIOR

Executive Director

thomas.farrelly@cushwake.com

Sue Ann Johnson

Director

sueann.johnson@cushwake.com

Cushman & Wakefield
of New Hampshire, Inc.
900 Elm Street, Suite 1301
Manchester, NH 03101
(603) 628-2800
cushmanwakefield.com

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OFFICE SPACE FOR LEASE
2 BEDFORD FARMS
BEDFORD FARMS OFFICE PARK
 Bedford, NH

Two Bedford Farms is a two-story 45,623 square foot first-class, multi-tenant office building. Features include pond views, efficient, flexible floor plates, 25' x 25' column spacing and attractive tinted ribbon windows providing an abundance of natural light.

Located directly off the Route 101 westbound ramp at the intersection of Route 3/South River Road and Kilton Road, Bedford Farms is moments from the convergence of I-293,

Route 101 and the F.E. Everett Turnpike. Two signalized entrances provide Bedford Farms' tenants unparalleled access and convenience. The Manchester • Boston Regional Airport and I-93 are less than three miles away; Downtown Manchester, the Verizon Wireless Arena and Fisher Cat's Baseball Stadium are less than a five-minute drive.

Bedford Farms offers 320,000 square feet of first-class office space in a seven-building campus on 24 beautifully landscaped acres, providing tenants with more flexibility for growth than any other suburban office park in Southern New Hampshire. The established campus environment offers access to a vast array of park and area amenities.

SPECIFICATIONS

BUILDING SF	45,623 SF
FLOORS	Two
YEAR BUILT	1982; Renovated 2007
WINDOWS	Tinted Ribbon
ELEVATOR	One hydraulic, capacity 2,500 lbs
PARKING	Ample
HVAC	Water source heat pumps, gas fired boiler and a cooling tower for the closed loop system
UTILITIES	Electric: Eversource Water: City of Manchester
POWER	1,200 amp 277/480 volt with 3-phase, 4-wire service
ACCESS	24-hour/365-day cardkey access to tenant's premises
PARK AMENITIES	Park café and on-site property management
AREA AMENITIES	Public transportation; restaurants, retail & financial services, hotels /conference facilities, child care, fitness services, the Manchester Country Club, Super Stop & Shop



TRAVEL TIME

- < 2 minutes to Rt. 101
- < 2 minutes to I-293
- 5 minutes to I-93
- 5 minutes to Manchester Boston Regional Airport



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NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: _____

Licensee

Date

Cushman & Wakefield of New Hampshire

(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.

(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.