

265 SOUTH RIVER ROAD
BEDFORD, NEW HAMPSHIRE

FOR LEASE
± 2,010 RSF

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



OFFICE

Available Space:

- Suite C: ±2,010 RSF

Total Building Size:

± 10,088 SF

HVAC:

Heat/AC PKGS

Utilities:

Phone

Consolidated Communications

Electric

Eversource

Sewer

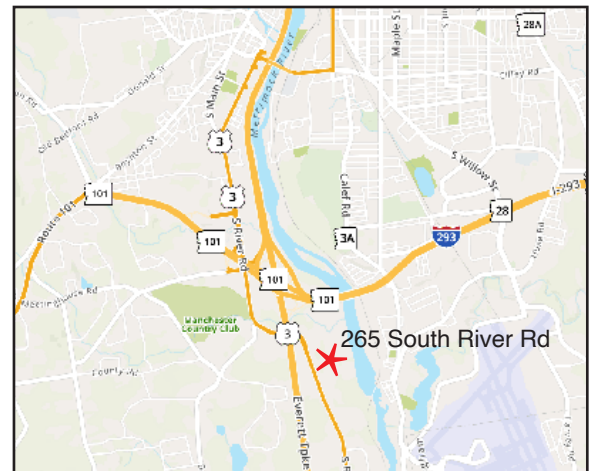
Municipal: Town of Bedford

Zoning:

OFP - Office Park
Performance Zone

Potential Uses:

- Financial Services
- Retail
- Professional Offices
- Medical or Dental
- Massage Therapy



Highway Access:

- > 1.1 miles to Rte 101
- > 1.5 miles to I-293
- > 5.5 miles to I-93

DEANE NAVAROLI

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This information has been secured from sources William and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the investment and property information and bears all risk of any inaccuracies.

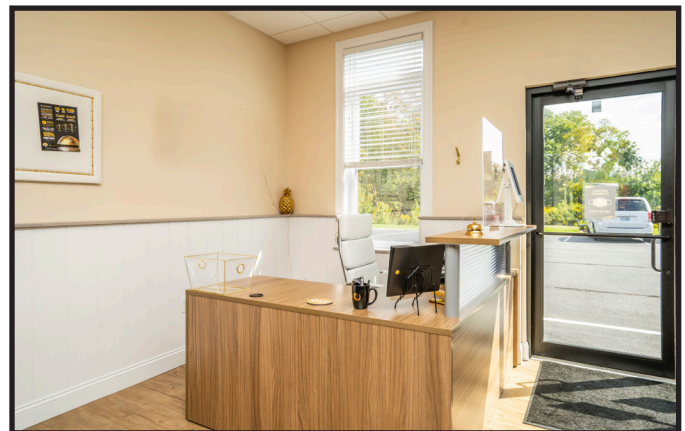
An equity interest in the property is held by a licensed NH real estate broker.

PROPERTY HIGHLIGHTS

265 South River Road is a ±10,088 SF two-story office building located in the heart of Bedford. Currently available is ±2,010 SF in the middle unit, Suite C. The suite features open-concept workspace on both the first and second floors, with an open reception area and collaborative work area on the lower level. The upper level includes a kitchenette with adjoining lounge and workspace area, offering flexibility for a break room, meeting area, or additional office use. Abundant natural sunlight throughout the suite creates a bright and inviting work environment.

Located directly off Route 3 with excellent visibility, 265 South River Road offers convenient access to I-93 and Route 101, making it an ideal location for a financial services firm, marketing agency, design group, or other professional office user seeking a highly visible address.

Nearby amenities include Whole Foods, Target, Pressed Café, and numerous additional retail and dining options.



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