

For Sublease

Professional Office Space

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8 Commerce Drive
Bedford, NH

Property Highlights

- Office space available for sublease in a 3-story professional office building in Bedford, NH
- Unit 303 is 5,110± SF on the 3rd floor consisting of 2 private offices, a conference room, kitchenette, and a large open area that can accommodate a variety of workspace configurations
- On-site amenities include a café, elevator, and ample parking
- Positioned just off South River Road, which is home to many retailers, restaurants, banks, and medical office buildings
- Great location for commuters with easy access to/from both I-293 and the Everett Turnpike, Manchester-Boston Regional Airport, and only a 20 minute drive to the MA border

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175 Canal Street, Suite 401
Manchester, NH 03101
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For Sublease



Specifications

Address:	8 Commerce Drive
Location:	Bedford, NH 03110
Building Type:	Office
Year Built:	1999
Total Building SF:	92,235±
Available SF:	5,110±
Floors:	3
Utilities:	Municipal water & sewer Natural gas
Zoning:	Performance Zone (PZ)
Parking:	Ample on-site
Elevator:	Yes
Accessibility:	Just off South River Road/Route 3, providing easy access to Route 101, I-293, and I-93
Sublease Term:	October 31, 2030
Sublease Rate:	$15.75 modified gross







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8 Commerce Drive, Bedford, NH

Unit 303 Floor Plan

