

FOR LEASE

Brady Sullivan Commerce Park ~ 8 Commerce Drive



**Bedford,
New Hampshire**

**93,345
Square Feet
Sub-Dividable**

Excellent

opportunity to lease within this recently constructed three-story 93,345-square-foot state-of-the-art first class office building. The building incorporates the area's mill building heritage with the most advanced redundant data, telecommunications and power infrastructure available. This facility is fully furnished (plug n' play) on the first and third floors which includes, fully wired cubicles, offices and conference rooms.

Amenities for this beautifully landscaped building include abundant natural light, attractive central atrium and operable windows. The property is located near the planned Manchester Airport access road just off Route 3/South River Road and is easily accessible from Routes 101, I-293 and I-93. Amenities in the immediate area include restaurants, hotels and retail services. In addition, Downtown Manchester, the Mall of New Hampshire and Manchester Airport are just minutes away.



**For more information,
please contact:**

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Brady•Sullivan Properties

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(Brady Sullivan Properties offers turn-key, custom design fit-up.)

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Specifications



Building Area:	93,345 square feet
Land Area:	8.9 +/- acres
Zoning:	Performance (P-2)
Year Built:	2000
Stories:	3
Construction:	Historic mill building design with mansard-style roof. Steel frame construction on concrete slab with red brick facade and punched windows.
Roof:	Rubber membrane
Ceiling Height:	Predominantly 10' throughout
Lighting:	Direct fluorescent and incandescent lighting
Windows:	Operable Velux, double-hung, insulated windows
Column Spacing:	30' X 30'
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480 volt, 3-phase, redundant source electrical power
Parking:	300 spaces, expandable
HVAC:	Redundant gas-fired boilers, Trane packages roof-top units
Fire Safety:	Wet sprinkler system throughout
Elevator:	One hydraulic passenger
Security:	Card key access and surveillance cameras
Loading:	Two tailboard height docks

Rental Rate: \$13.50/sf NNN

All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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