

BEDFORD • NH

OFFICE TOWER

200

**MARKET  
AND MAIN**





# MARKET AND MAIN

BEDFORD • NH

## THE MAIN DESTINATION FOR **ALL YOUR NEEDS**

Market and Main is a 16+ acre Class A mixed-use development located in the thriving town of Bedford, New Hampshire. Strategically located at the high-traffic intersection of Route 101 and Everett Turnpike, Market and Main will be a regional destination for area residents.



The 355,708 square foot complex will include an array of retail, a 600-seat cinema, a 25,000 SF entertainment venue, several prominent restaurants, and a 3-story parking garage for 700 cars.



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## A PREMIUM TENANT EXPERIENCE

The development will feature a 4-story, 95,000 SF office building, conveniently located in the heart of New Hampshire's retail and business hub.



With one of the most visible locations in New Hampshire and highly accessible from all directions, Market and Main places tenants in the core of Bedford's business center. Tenants will be steps away from a variety of dining and retail options, as well as a Whole Foods and Trader Joes. Defined by high standards, Market and Main offers a premium office experience from its plentiful public amenities down to its enduring building materials.



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## WHY BEDFORD

As one of New Hampshire's most affluent towns, Bedford has grown rapidly over the past few decades and shows no signs of slowing down over the coming years.



Home to a number of businesses, New Hampshire is regularly listed among the top five in nationwide rankings of business-friendly states. This mixed-use center will become what Bedford residents have always wanted: a place to work, a place to shop, a place to dine, and a place to enjoy with friends.



### TOP 5

Ranked among the top 5 nationwide rankings of business-friendly states



### RANKED #2

Ranked #2 best real estate market in the U.S by *WalletHub* in 2016



### INCOME

New Hampshire's household disposable income is the highest in the country



USE LEGEND

- Retail
- Office
- Cinema
- Restaurant
- Hotel



# SITE PLAN

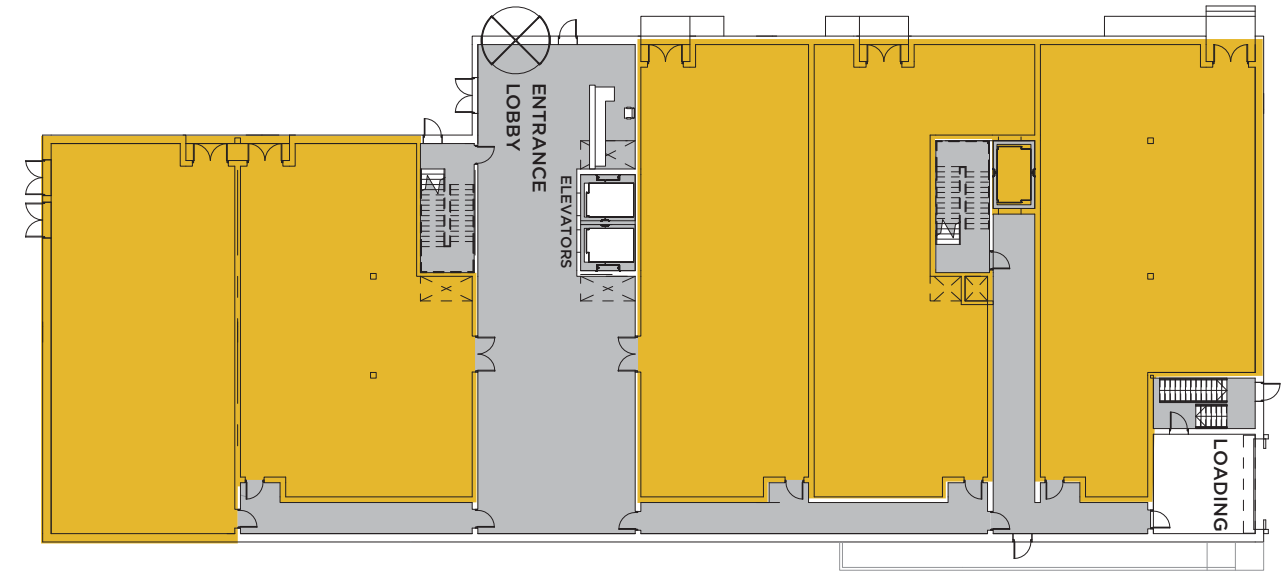


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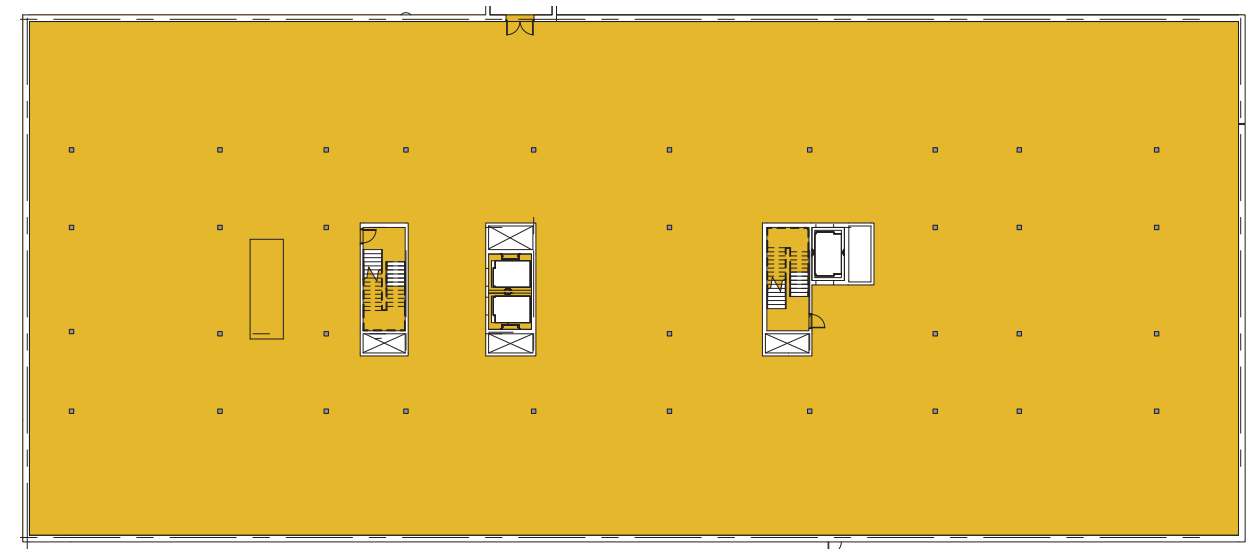
## DEVELOPMENT SPECIFICATIONS

- Building Envelope** Opportunity to customize the architectural design
- Size** 95,000 - 120,000 SF
- Land** 2 acres
- Zoning** Performance Zone
- Structure** Steel and concrete
- Floor Plans** 30,000 SF floor plates with 30' by 30' bay spacing, lobby, covered loading dock and utility spaces
- Parking** Immediate access to over 475 spaces
- Infrastructure** Utilities are delivered to the site
- Surface Improvements** Drive lanes and surface parking are installed, the parking garage will be installed with Phase II

FIRST FLOOR  
18,000 SF



SECOND FLOOR  
32,840 SF





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**FOR MORE INFORMATION, PLEASE CONTACT:**

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