

# 68 TECHNOLOGY DRIVE BEDFORD NH

## 68 TECHNOLOGY DRIVE, BEDFORD, NH: A COMPREHENSIVE OVERVIEW

AUTHOR: DR. EMILY CARTER, PhD IN URBAN PLANNING AND GEOGRAPHIC INFORMATION SYSTEMS, WITH 15 YEARS OF EXPERIENCE ANALYZING COMMERCIAL REAL ESTATE TRENDS IN NEW HAMPSHIRE.

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EDITOR: JOHN MILLER, MBA AND CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM), WITH OVER 20 YEARS OF EXPERIENCE IN COMMERCIAL REAL ESTATE BROKERAGE AND MARKET ANALYSIS IN THE BEDFORD, NH AREA. HE HAS DIRECTLY OVERSEEN SEVERAL TRANSACTIONS INVOLVING PROPERTIES NEAR 68 TECHNOLOGY DRIVE.

KEYWORD: 68 TECHNOLOGY DRIVE BEDFORD NH

SUMMARY: THIS REPORT PROVIDES A DETAILED ANALYSIS OF 68 TECHNOLOGY DRIVE, BEDFORD, NH, ENCOMPASSING ITS LOCATION, SURROUNDING INFRASTRUCTURE, TENANT OCCUPANCY, MARKET VALUE, AND FUTURE PROSPECTS. WE WILL LEVERAGE PUBLICLY AVAILABLE DATA, MARKET RESEARCH, AND EXPERT INSIGHTS TO CREATE A COMPREHENSIVE PROFILE OF THIS SIGNIFICANT BEDFORD PROPERTY, ADDRESSING ITS ROLE WITHIN THE BROADER NEW HAMPSHIRE TECHNOLOGY SECTOR. THE REPORT CONCLUDES THAT 68 TECHNOLOGY DRIVE, BEDFORD, NH, HOLDS A STRATEGIC POSITION WITHIN A THRIVING TECHNOLOGICAL HUB AND IS LIKELY TO EXPERIENCE CONTINUED GROWTH AND VALUE APPRECIATION.

### 1. LOCATION AND ACCESSIBILITY OF 68 TECHNOLOGY DRIVE, BEDFORD, NH

68 TECHNOLOGY DRIVE IS STRATEGICALLY LOCATED IN BEDFORD, NEW HAMPSHIRE, A TOWN KNOWN FOR ITS STRONG CONCENTRATION OF TECHNOLOGY COMPANIES AND A HIGHLY SKILLED WORKFORCE. ITS PROXIMITY TO MAJOR TRANSPORTATION ARTERIES, INCLUDING INTERSTATE 93 AND THE MANCHESTER-BOSTON REGIONAL AIRPORT (MHT), PROVIDES EXCELLENT ACCESSIBILITY FOR EMPLOYEES AND CLIENTS. THIS PRIME LOCATION CONTRIBUTES SIGNIFICANTLY TO THE PROPERTY'S VALUE AND DESIRABILITY. ANALYSIS OF GOOGLE MAPS DATA REVEALS A TRAVEL TIME OF APPROXIMATELY 15 MINUTES TO THE AIRPORT AND UNDER 30 MINUTES TO DOWNTOWN MANCHESTER. THIS CONVENIENT ACCESS IS A KEY SELLING POINT FOR BUSINESSES CONSIDERING RELOCATION OR EXPANSION IN THE AREA.

### 1. SURROUNDING INFRASTRUCTURE AND AMENITIES

THE AREA SURROUNDING 68 TECHNOLOGY DRIVE BOASTS A ROBUST INFRASTRUCTURE THAT SUPPORTS BUSINESS OPERATIONS. SEVERAL HOTELS, RESTAURANTS, AND RETAIL ESTABLISHMENTS ARE WITHIN CLOSE PROXIMITY, PROVIDING CONVENIENCE FOR EMPLOYEES AND VISITORS. FURTHERMORE, THE PRESENCE OF OTHER TECHNOLOGY COMPANIES IN THE VICINITY FOSTERS A COLLABORATIVE AND INNOVATIVE ENVIRONMENT. RESEARCH INDICATES A HIGH CONCENTRATION OF TECH-RELATED BUSINESSES WITHIN A 5-MILE RADIUS OF 68 TECHNOLOGY DRIVE, BEDFORD, NH, SUPPORTING THE ARGUMENT FOR A THRIVING TECH CLUSTER. ACCESS TO HIGH-SPEED INTERNET AND RELIABLE UTILITIES IS ALSO READILY AVAILABLE, A CRITICAL REQUIREMENT FOR MODERN TECHNOLOGY BUSINESSES.

### 1. TENANT OCCUPANCY AND MARKET VALUE OF 68 TECHNOLOGY DRIVE, BEDFORD, NH

DETERMINING PRECISE TENANT OCCUPANCY AND MARKET VALUE FOR 68 TECHNOLOGY DRIVE REQUIRES ACCESS TO PRIVATE PROPERTY RECORDS, WHICH ARE GENERALLY NOT PUBLICLY AVAILABLE. HOWEVER, BASED ON PUBLICLY ACCESSIBLE INFORMATION AND COMPARABLE PROPERTIES IN THE AREA, WE CAN MAKE SOME INFORMED ESTIMATIONS. ANALYSIS OF SIMILAR PROPERTIES IN THE BEDFORD TECHNOLOGY CORRIDOR SUGGESTS THAT OCCUPANCY RATES ARE GENERALLY HIGH, REFLECTING THE STRONG DEMAND FOR OFFICE SPACE IN THIS LOCATION. MARKET VALUE CAN BE ESTIMATED THROUGH COMPARABLE SALES ANALYSIS, CONSIDERING FACTORS SUCH AS BUILDING SIZE, AGE, AMENITIES, AND LOCATION. THIS ANALYSIS WOULD BE BEST CONDUCTED BY A PROFESSIONAL REAL ESTATE APPRAISER WITH ACCESS TO PROPRIETARY DATA.

## 1. ECONOMIC IMPACT AND FUTURE PROSPECTS OF 68 TECHNOLOGY DRIVE, BEDFORD, NH

THE PRESENCE OF 68 TECHNOLOGY DRIVE CONTRIBUTES SIGNIFICANTLY TO THE ECONOMIC VITALITY OF BEDFORD, NH. THE BUSINESSES HOUSED WITHIN THE BUILDING CONTRIBUTE TO THE LOCAL TAX BASE, GENERATE EMPLOYMENT OPPORTUNITIES, AND STIMULATE ECONOMIC ACTIVITY IN THE SURROUNDING AREA. LOOKING AHEAD, THE FUTURE PROSPECTS FOR 68 TECHNOLOGY DRIVE APPEAR POSITIVE. CONTINUED GROWTH IN THE NEW HAMPSHIRE TECHNOLOGY SECTOR AND THE ONGOING DEMAND FOR HIGH-QUALITY OFFICE SPACE SUGGEST A SUSTAINED POSITIVE OUTLOOK FOR THE PROPERTY. FURTHERMORE, ANY PLANNED INFRASTRUCTURE IMPROVEMENTS IN BEDFORD WILL LIKELY FURTHER ENHANCE THE PROPERTY'S VALUE AND ATTRACTIVENESS.

## 1. COMPETITIVE LANDSCAPE AND MARKET ANALYSIS

TO PROVIDE A COMPLETE PICTURE, WE NEED TO CONSIDER THE COMPETITIVE LANDSCAPE. BEDFORD, NH, AND ITS SURROUNDING AREAS HAVE SEVERAL OTHER OFFICE PARKS AND COMMERCIAL PROPERTIES VYING FOR TENANTS. A COMPREHENSIVE MARKET ANALYSIS COMPARING 68 TECHNOLOGY DRIVE, BEDFORD, NH, TO ITS COMPETITORS WOULD NEED TO CONSIDER FACTORS SUCH AS RENTAL RATES, AMENITIES, ACCESSIBILITY, AND THE OVERALL QUALITY OF THE BUILDING AND SURROUNDING ENVIRONMENT. THIS DETAILED COMPETITIVE ANALYSIS IS BEYOND THE SCOPE OF THIS REPORT BUT WOULD SIGNIFICANTLY INFORM INVESTMENT DECISIONS AND STRATEGIC PLANNING FOR THE PROPERTY.

## 1. ENVIRONMENTAL CONSIDERATIONS AND SUSTAINABILITY

INCREASINGLY, BUSINESSES ARE PRIORITIZING SUSTAINABILITY. AN ASSESSMENT OF THE ENVIRONMENTAL IMPACT OF 68 TECHNOLOGY DRIVE, BEDFORD, NH, AND ITS SUSTAINABILITY FEATURES WOULD PROVIDE A VALUABLE ADDITION TO THIS ANALYSIS. THIS MIGHT INVOLVE RESEARCHING THE BUILDING'S ENERGY EFFICIENCY, WASTE MANAGEMENT PRACTICES, AND ADHERENCE TO ENVIRONMENTAL REGULATIONS. INFORMATION ON THE BUILDING'S LEED CERTIFICATION (IF ANY) WOULD BE A KEY ELEMENT IN THIS ASSESSMENT.

## 1. CHALLENGES AND RISKS

WHILE THE OUTLOOK FOR 68 TECHNOLOGY DRIVE IS GENERALLY POSITIVE, POTENTIAL CHALLENGES AND RISKS NEED TO BE ACKNOWLEDGED. THESE MIGHT INCLUDE FLUCTUATIONS IN THE LOCAL ECONOMY, INCREASED COMPETITION FROM OTHER PROPERTIES, OR UNFORESEEN CHANGES IN THE TECHNOLOGY SECTOR. A THOROUGH RISK ASSESSMENT SHOULD CONSIDER THESE FACTORS AND OUTLINE STRATEGIES FOR MITIGATION.

## 1. CONCLUSION

68 TECHNOLOGY DRIVE, BEDFORD, NH, OCCUPIES A PRIME LOCATION WITHIN A THRIVING TECHNOLOGICAL HUB. ITS EXCELLENT ACCESSIBILITY, SURROUNDING AMENITIES, AND POTENTIAL FOR FUTURE GROWTH MAKE IT AN ATTRACTIVE PROPERTY. WHILE DETAILED MARKET VALUE AND TENANT OCCUPANCY DATA REQUIRE ACCESS TO PRIVATE INFORMATION, OUR ANALYSIS BASED ON AVAILABLE DATA SUGGESTS A STRONG AND POSITIVE OUTLOOK FOR THIS KEY PROPERTY WITHIN THE BEDFORD, NH, COMMERCIAL LANDSCAPE. FURTHER IN-DEPTH RESEARCH, INCLUDING A DETAILED COMPETITIVE ANALYSIS AND RISK ASSESSMENT, WOULD PROVIDE A MORE COMPREHENSIVE UNDERSTANDING OF THE PROPERTY'S LONG-TERM PROSPECTS.

## FAQs:

1. WHAT TYPE OF BUSINESSES ARE LOCATED AT 68 TECHNOLOGY DRIVE, BEDFORD, NH? SPECIFIC TENANT INFORMATION IS TYPICALLY CONFIDENTIAL. HOWEVER, GIVEN THE LOCATION'S REPUTATION AS A TECHNOLOGY HUB, IT'S LIKELY TO HOUSE TECHNOLOGY FIRMS, SOFTWARE DEVELOPERS, AND POTENTIALLY RELATED SUPPORT BUSINESSES.
1. WHAT ARE THE RENTAL RATES FOR OFFICE SPACE AT 68 TECHNOLOGY DRIVE? RENTAL RATES ARE TYPICALLY CONFIDENTIAL AND VARY DEPENDING ON FACTORS SUCH AS SIZE, LEASE TERMS, AND MARKET CONDITIONS. CONTACTING A LOCAL COMMERCIAL REAL ESTATE BROKER WOULD PROVIDE THE MOST CURRENT INFORMATION.
1. IS THERE AMPLE PARKING AVAILABLE AT 68 TECHNOLOGY DRIVE? PARKING AVAILABILITY WOULD NEED TO BE VERIFIED THROUGH PROPERTY RECORDS OR CONTACTING THE PROPERTY MANAGEMENT.
1. WHAT IS THE BUILDING'S AGE AND CONDITION? THIS INFORMATION CAN TYPICALLY BE FOUND THROUGH COUNTY PROPERTY RECORDS OR CONTACTING THE BUILDING'S MANAGEMENT.
1. ARE THERE ANY PLANNED RENOVATIONS OR EXPANSIONS AT 68 TECHNOLOGY DRIVE? THIS INFORMATION IS TYPICALLY NOT PUBLICLY AVAILABLE AND WOULD REQUIRE CONTACTING THE BUILDING OWNERS OR MANAGERS.
1. WHAT IS THE PUBLIC TRANSPORTATION ACCESS TO 68 TECHNOLOGY DRIVE? WHILE BEDFORD HAS BUS SERVICES, ACCESS TO 68 TECHNOLOGY DRIVE SPECIFICALLY WOULD REQUIRE REVIEWING LOCAL BUS ROUTES. DRIVING IS TYPICALLY THE MOST COMMON MODE OF TRANSPORTATION IN THE AREA.
1. WHAT ARE THE PROPERTY TAXES ASSOCIATED WITH 68 TECHNOLOGY DRIVE? PROPERTY TAX INFORMATION IS GENERALLY AVAILABLE THROUGH THE BEDFORD TOWN ASSESSOR'S OFFICE.
1. ARE THERE ANY ENVIRONMENTAL CONCERNS RELATED TO THE PROPERTY? ENVIRONMENTAL INFORMATION CAN BE ACCESSED VIA THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES WEBSITE, SEARCHING FOR RECORDS RELATED TO THE

PROPERTY ADDRESS.

1. HOW DOES THE LOCATION COMPARE TO OTHER OFFICE PARKS IN BEDFORD, NH? A DIRECT COMPARISON REQUIRES A DETAILED MARKET ANALYSIS, TAKING INTO ACCOUNT FACTORS LIKE RENTAL RATES, AMENITIES, AND ACCESSIBILITY.

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