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Fulcrum Associates begins 35,000 s/f project in Bedford Medical Office Park

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Fulcrum Associates, Inc. has begun construction of a 35,000 s/f three-story medical office building at 11 Washington Place. Fulcrum Assoc. was selected by ASC Realty LLC in May to construct the newest building in the newly formed medical campus known as The Bedford Medical Office Park.

The \$5.8 million project includes the consolidation of 5 individual parcels consisting of 6 buildings, two of which will be razed, to a single 7 acre parcel supporting 5 buildings forming the medical office park. Additionally the privatization and relocation of the existing Washington Place roadway will provide a 4 way signalized intersection for traffic realignment and access from South River Rd. Significant utility relocation work was required to facilitate the additional building and the future phased development of the site.

The new building will compliment the existing Bedford Ambulatory Surgical Center. A 4,000 s/f urgent care facility will be located on the first floor of the building. Willowbend Family Practice a Catholic Medical Center Physician's practice will also be located on the first floor of the building. This location offers Willowbend and its patients an overall upgrade to its current office space and increased efficiencies in the practice's operation.

Affiliated lab services will also be available. Pediatric and adult medical specialty practices including neurology, endocrinology, pediatric urology and rotating clinic services, all affiliated with Dartmouth Hitchcock, Manchester, will be located at the new facility as well.

The building façade will be a blend of brick veneer, shingle and clapboard siding, with an ornamental corniced eave. Dignard Architectural Services designed the \$5.8 million project and Eric Mitchell & Associates provided civil engineering for the project.

Grubb & Ellis|Northern New England provided acquisition and leasing services for the project. The next phase of the Bedford Medical Office Park, a second 35,000 s/f medical office building, is already in the pre-lease phase, with initial marketing efforts providing confidence that it will soon be fully subscribed.

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