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Fulcrum Associates nearing completion of phase II Bedford Medical Park - two-story, 33,000 s/f building

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Fulcrum Associates, Inc. is nearing completion of construction of phase II of the Bedford Medical Park. The phase II medical office building is a two-story 33,000 s/f building located at 9 Washington Place and is owned by ASC Realty LLC. This building is the second new building to be constructed in the Washington Place medical park. Phase I, a 35,000 s/f medical building housing urgent care, family and specialty practices was completed by Fulcrum in June 2011. Both buildings accompany the two original medical buildings, one of which houses the Bedford Ambulatory Surgical Center (BASC).

The phase II building will accommodate 5 tenants including one of New Hampshire's largest orthopedic practices, physical therapy, gastroenterology and sports medicine practices. The fifth tenant space is still available for lease and actively marketed by Colliers International. In addition, the building has been designed to house a semi-permanent MRI trailer to service the practices and BASC.

The building facade is a blend of brick veneer, shingle and clapboard siding, to blend with the Phase I building completed in 2011. As part of the phase II project, parking areas were developed with pervious pavement to service the new tenancies. The completion of this phase concludes the consolidation of 5 individual land parcels that consisted of 6 buildings, two of which were razed to a single 7-acre parcel supporting the five buildings forming the medical office park. Additionally, the privatization and relocation of the existing Washington Place roadway now provides a 4-way signalized intersection for traffic realignment and access from South River Rd. Significant utility relocation work was required to facilitate the additional buildings.

Dignard Architectural Services of Bedford designed the project and Meridian Land Services of Amherst provided civil engineering for the project. Colliers International of Manchester, is the commercial broker for the real estate transactions and leasing agent.

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New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540