



For Lease

Professional Office Space

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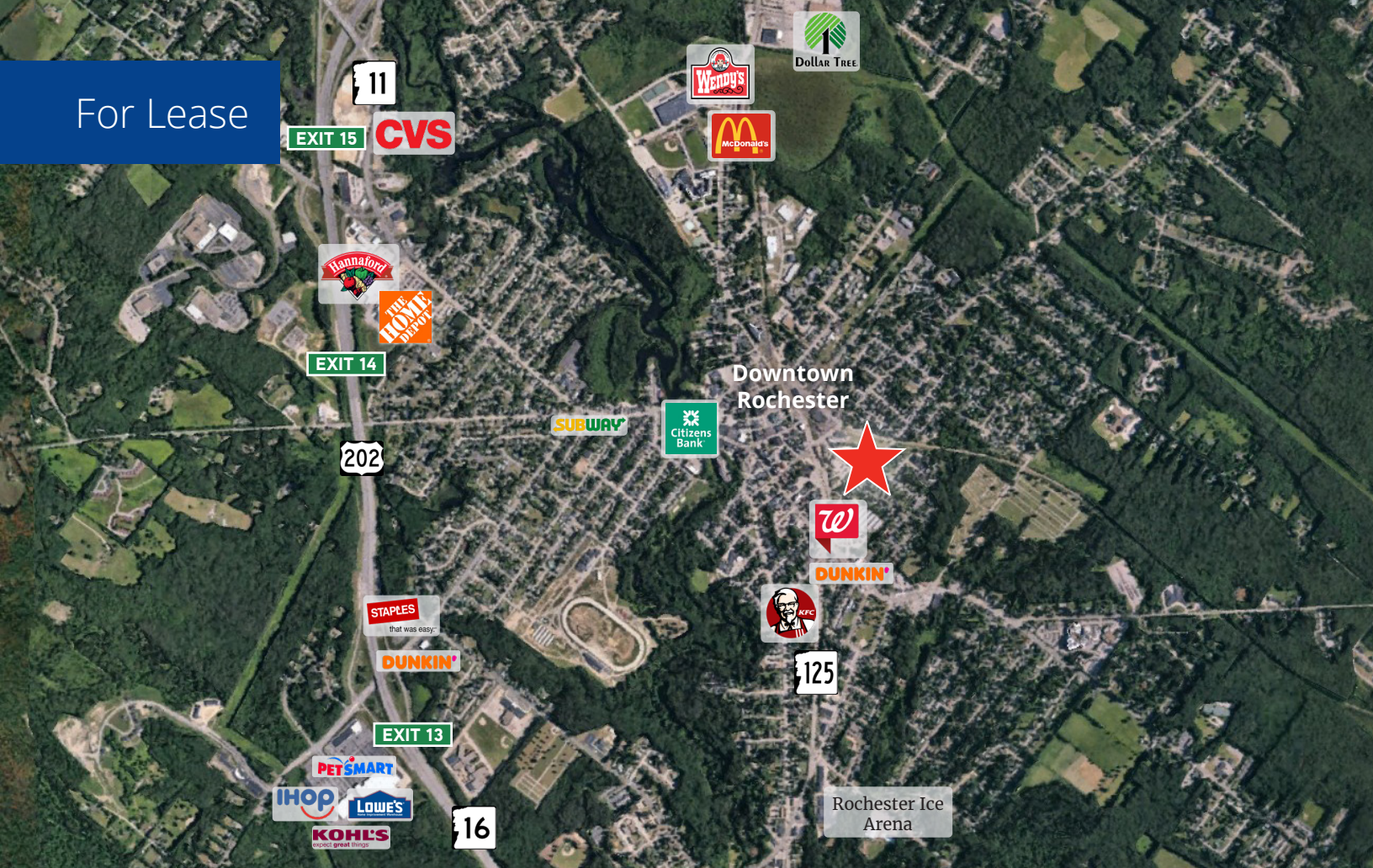
40 Winter Street Rochester, NH

Property Highlights

- Third floor office space available for lease in various sizes and pricing in the Professional Arts Centre
- Perfect building for businesses looking to establish themselves in a well-located area
- Property features prominent roadside signage along Route 125/ Columbus Avenue, ample on-site parking, ADA accessibility, and walkability to all of downtown Rochester's amenities
- Join tenants such as Alliance for Dental Care, Groups Recover Together, Labcorp, and Seacoast Accountability
- Nearby to the Spaulding Turnpike/Route 16, Route 202, and Route 11
- Located a short distance from New Hampshire's Seacoast, Lakes Region, and the White Mountains

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Specifications

Address:	40 Winter Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	1974
Total Building SF:	30,000±
Available SF:	152± to 5,126±
Floors:	3
Parking:	Ample on-site
Utilities:	Municipal water & sewer Electric heat
Zoning:	DT (downtown)
Elevator:	Yes
Accessibility:	Just a short walk from the heart of downtown Rochester and easy access to major highway arteries
Lease Rate:	Variable - see chart



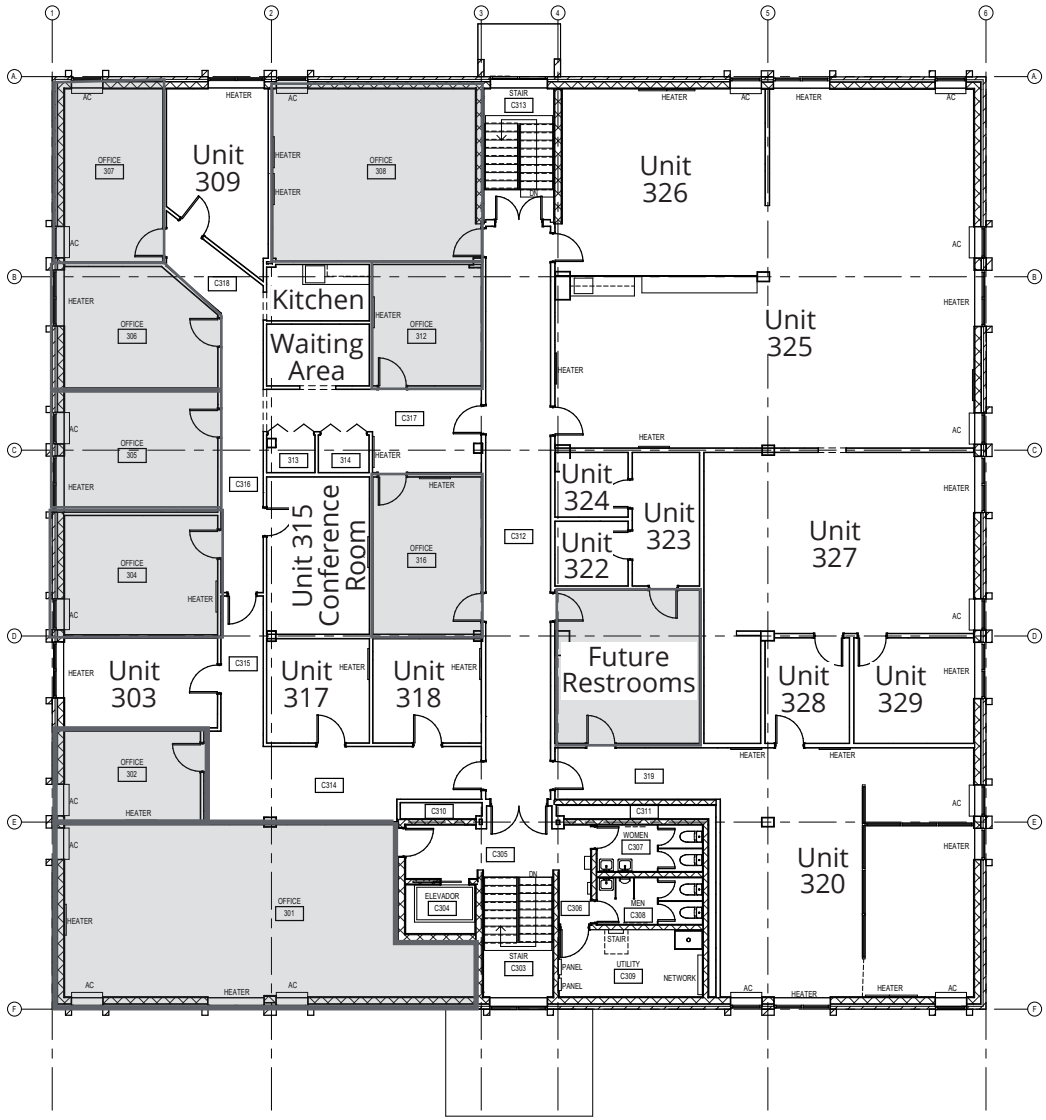
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Available Suites*

Unit No.	Location	Description	SF (±)	Lease Rate
301	3rd floor	JSA Cleaning Services, Inc.	843	Leased!
302	3rd floor	JSA Cleaning Services, Inc.	174	Leased!
303	3rd floor	Available	194	\$400/month
304	3rd floor	Find Compassion Within	256	Leased!
305	3rd floor	Crown Point Services, LLC	260	Leased!
306	3rd floor	Healey Events & Experiential	242	Leased!
307	3rd floor	The Healey Agency	238	Leased!
308	3rd floor	Seacoast Accountability	490	Leased!
309	3rd floor	Available	225	\$400/month
312	3rd floor	Wendy Allen, LICSW	186	Leased!
315	3rd floor	Available	231	\$400/month
316	3rd floor	Thomas J. Cormican, LICSW	240	Leased!
317	3rd floor	Available	152	\$400/month
318	3rd floor	Available	160	\$400/month
320-329	3rd floor	Available	70 - 4,164	\$12.00 PSF gross

**Availabilities as of December 2024.*

3rd Floor Plan




Leased

2 Existing Third Floor Plan
 1/8" = 1'-0"
 THIRD FLOOR: 10,859 Sq GSF


Sheet Specific Notes
 1 TENANT AREA WALLS HAVE NOT BEEN LOCATED

**Progress Print
 Not For Construction**



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40 Winter Street
Rochester, New Hampshire



AG Architects, PC
 Consultant:

Revisions:

Date: 02 July 2024
 Scale: 1/8" = 1'-0"
 Drawn By: DC Checked By: AG
 Sheet: 2 of 2 Project No.: 24-835.0

Sheet Title: Existing Third Floor Plan

Sheet Number:
A2.2