

# Commercial/Office Unit (7) for Lease

## Comeau Building

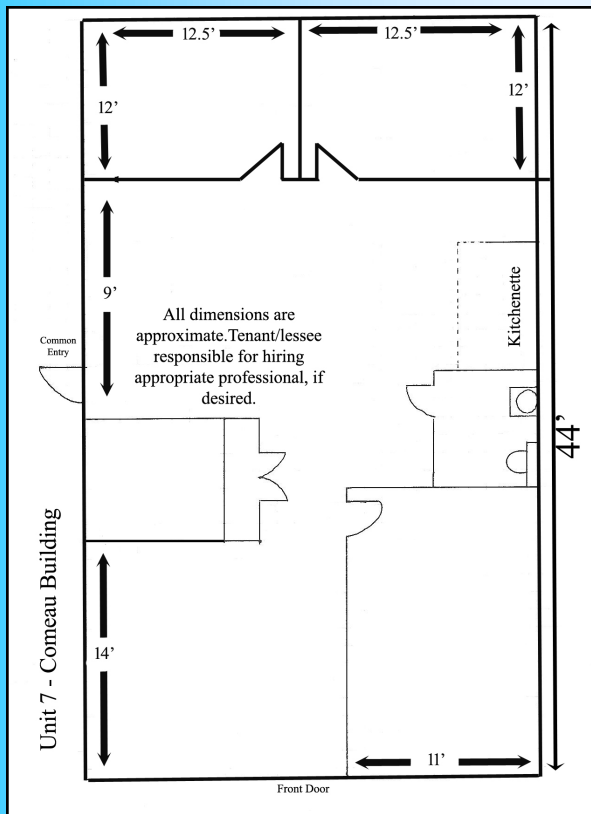
### 6 Mary Clark Drive, Hampstead, NH 03841



~ Lease ~

- 1,144 +/- Sf ground floor commercial unit
- Large office or conference room
- Two private rooms or offices
- Open areas
- Private bath
- Kitchenette
- 24 hr. access
- Ample parking & signage

**\$1,250 per month**  
Modified Gross



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General Unit Information

\*Unit #: Unit 7 6 Mary Clark Dr. Hampstead, NH 03841

Full description individual unit: Unit 7 is a 1,144 +/- SF office unit in great location. Consists of a large office/conference room, two private rooms/offices, open areas, private bath, & Kitchenette area. Facility is located near new Route 111 Bypass and on corner of Route 121 & Route. 111. Huge parking area & marquee signage. Elevator in building. ADA accessible, High end office finish in most units. 24 hr access. Numerous possibilities from single room office suites starting at \$400 to larger multi-unit suites. Four office buildings with a wonderful mix of tenancies. Bring your business to this Hampstead community. Each building has ample parking and signage on building marquee. Some buildings have elevators and new common areas. Buildings were constructed with an attention to detail and landlord continues to do the same. Superb location on route 121 and Route 111 and now even a quick hop to I-93 exit 3 thanks to new Route 111 bypass. High end office finish in most units. 24 hr access.

\*  Unit Pricing: \$1,250 per month plus utilities (modified gross)

Site Data

\*  Unit size: 1144 +/- SF

∇\*  Unit located on floor: Located on ground floor

∇  Number of Bathrooms within unit or utilized by unit: One

Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord.  
Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.  
Other: \_\_\_\_\_

∇\*  Parking Spaces for unit: Common parking in front of unit as well as all around building.

\*  Number of docks: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Number of drive-in doors: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Communications network: (DSL, cable, phone line only, etc.) cable only

Signage: Potential building signage and marquee signage

∇  Floors (Carpeted, concrete, tile, etc.) Mostly carpetes

∇\*  Ceiling Height: 8.5'  Varied

\*  Heat Source (Fuel)/Heat Type: Propane - Forced hot air

Air Conditioning Source/Type: Central

\*  Handicapped Access: Located on ground level

Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

∇  Sprinklers:  Wet  Dry None: X

\*  Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: \_\_\_\_\_

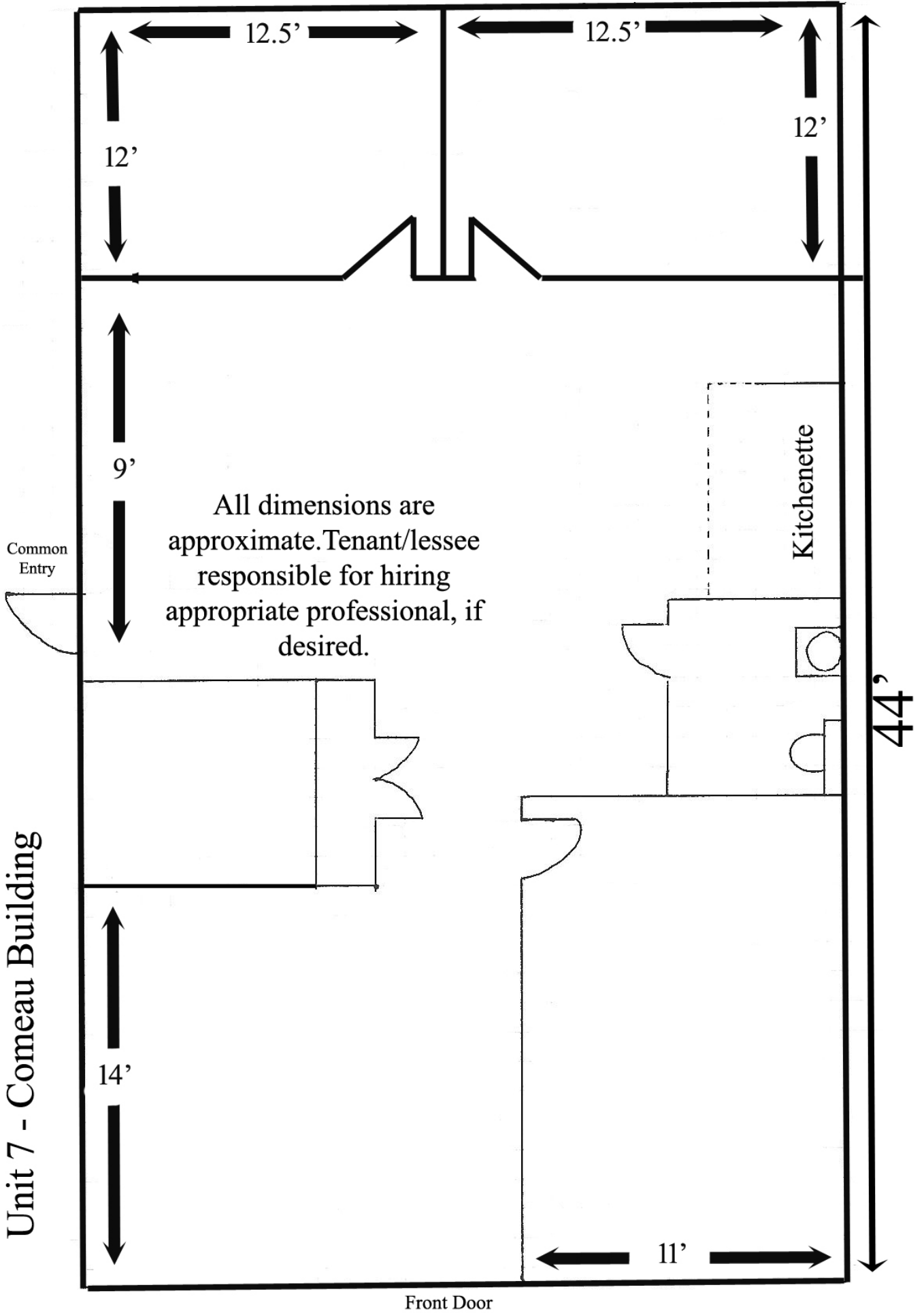
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Unit 7 - Comeau Building



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