



Investment

Fully Leased Office Condos in Griffin Park

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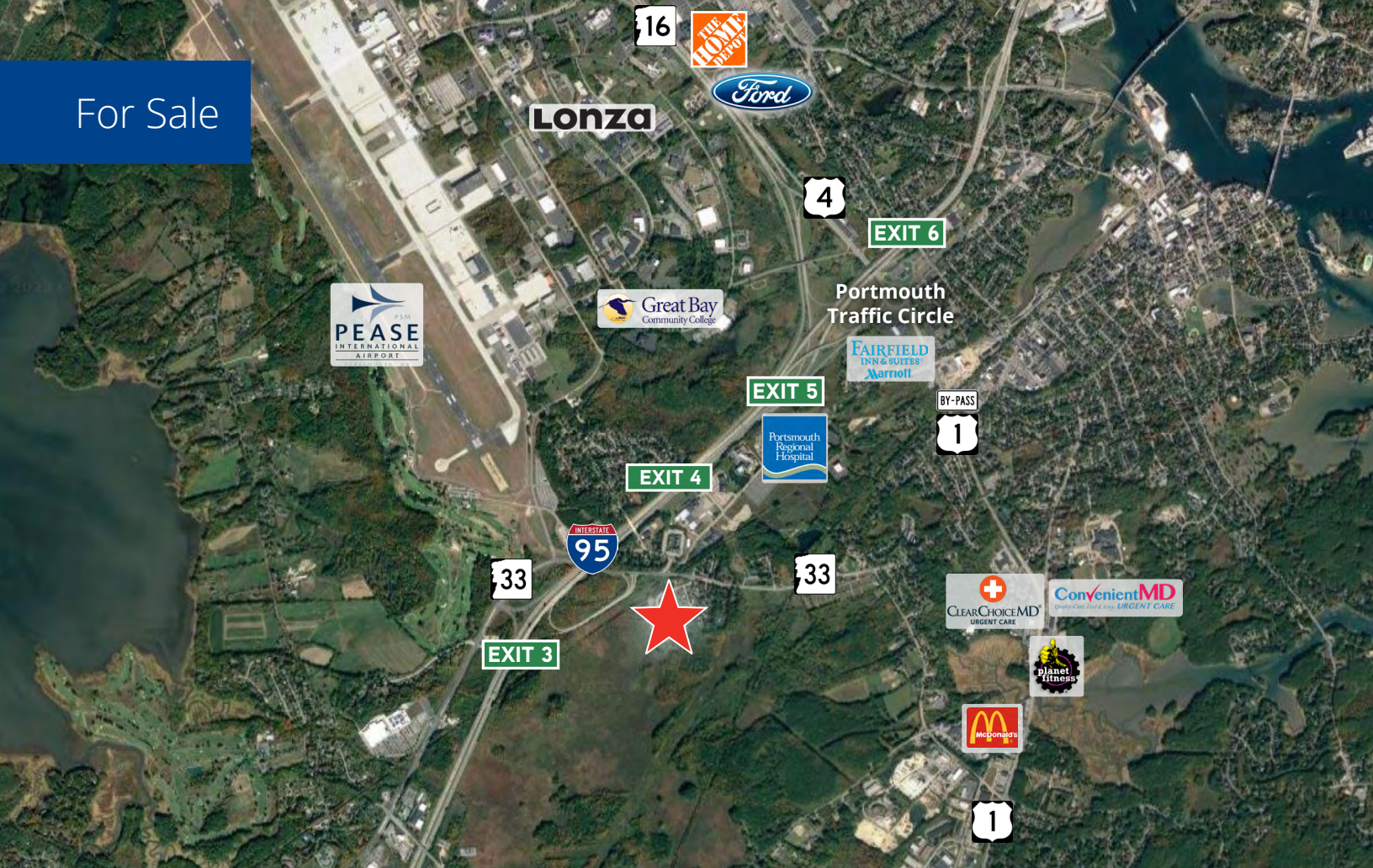
200 Griffin Road, Units 1 & 2 Portsmouth, NH

Property Highlights

- Two office condominiums totaling 5,325± SF are available for sale in Griffin Park in Portsmouth, NH
- Units 1 & 2 are currently occupied by Constellations Behavioral Services, LLC, and consist of a waiting room, reception area, 12 private offices, 2 conference rooms, a workstation area, a breakroom, and 2 restrooms
- Ample on-site undesignated parking
- Located just off Exit 3, I-95 and in close proximity to Portsmouth Regional Hospital and other medical professionals
- Easy access to downtown Portsmouth, Route 1, Route 16, and Route 33
- Financial information available upon signing of an NDA

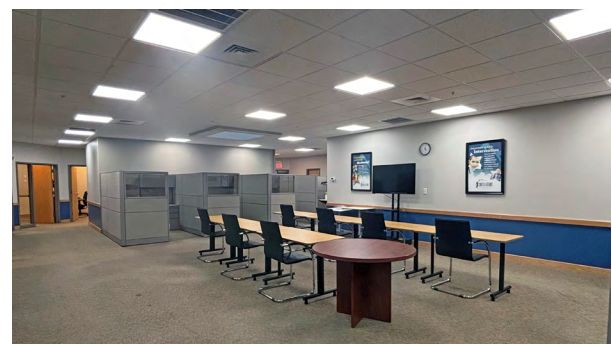
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For Sale



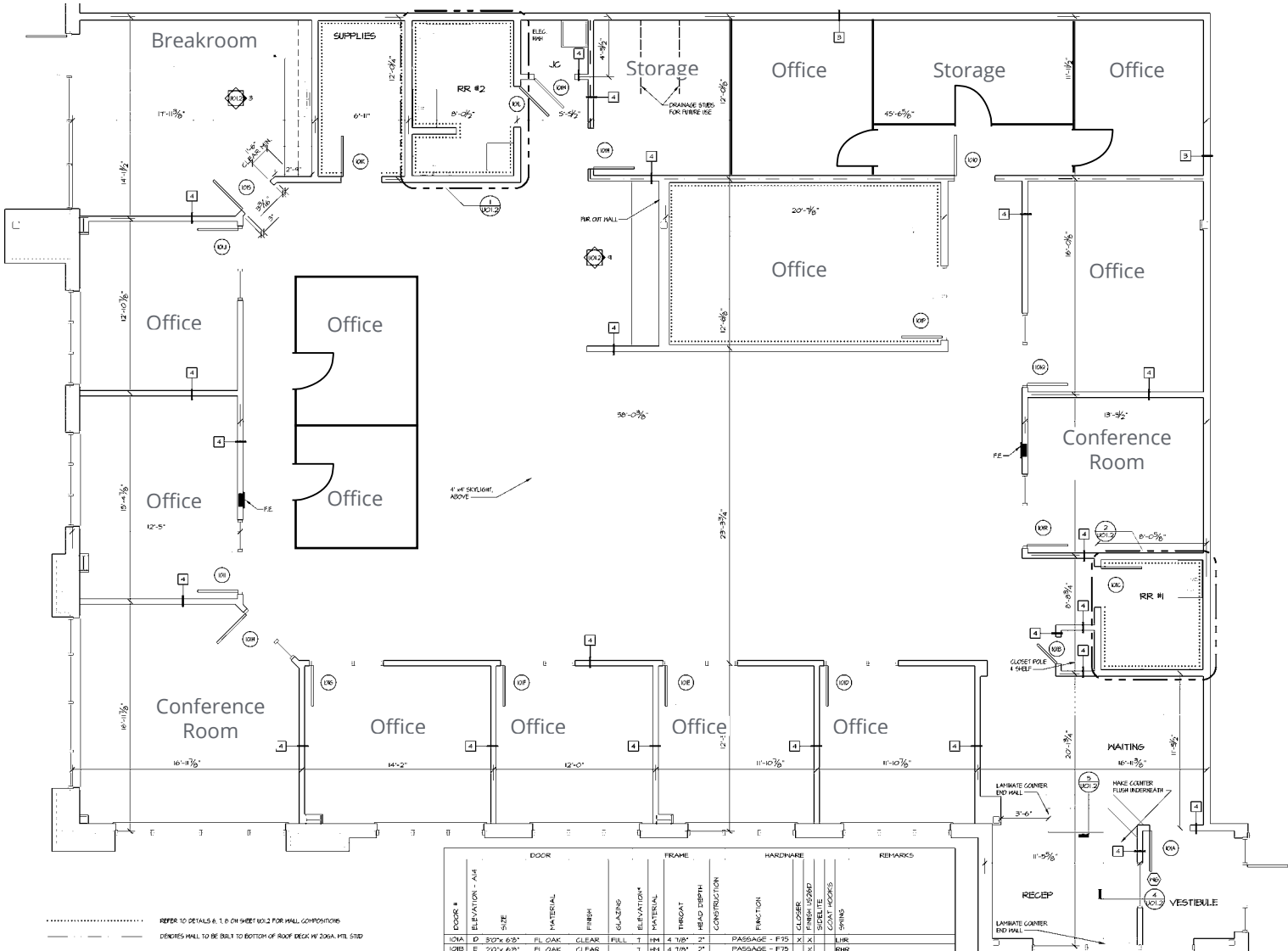
Specifications

Address:	200 Griffin Road
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built:	2004
Condominium SF:	5,325±
Floors:	1
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial
Parking:	Ample on-site
2024 Taxes:	\$13,675.20 (both units)
2024 Condo Fees:	\$1,341.26/month (both units)
Lease Term:	June 30, 2029
Cap Rate:	6.9%
List Price:	\$1,150,000



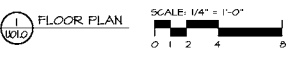
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Units 1 & 2 Floor Plan



DOOR #	ELEVATION - AS	SIZE	MATERIAL	FINISH	GLAZING	ELEVATION*	FRAME	THREAT	HEAD DEPTH	CONSTRUCTION	FUNCTION	HARDWARE	GLASS	FINISH/USG	SIDELITE	COAT HOOKS	SPRING	REMARKS
101A	D	30"x 69"	FL OAK	CLEAR	FULL	7	HH	4 7/8"	2"	PASSAGE - F75	X	X	X					LHR
101B	E	20"x 69"	FL OAK	CLEAR		7	HH	4 7/8"	2"	PASSAGE - F75	X	X	X					RHR
101C	E	30"x 69"	FL OAK	CLEAR		7	HH	6 1/8"	2"	PRIVACY - F76	X	X	X					LH MORTISE SET IN INDICATOR
101D	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101E	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101F	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101G	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101H	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 18" SIDELITE
101I	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101J	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101K	E	30"x 69"	FL OAK	CLEAR		7	HH	5 1/2"	2"	GLASSRM - F84	X	X	X					RH 20" SIDELITE
101L	E	30"x 69"	FL OAK	CLEAR		7	HH	6 1/8"	2"	PRIVACY - F86	X	X	X					RH MORTISE SET IN INDICATOR
101M	E	30"x 69"	FL OAK	CLEAR		7	HH	4 7/8"	2"	GLASSRM - F84	X	X	X					LHR
101N	E	30"x 69"	FL OAK	CLEAR		7	HH	4 7/8"	2"	GLASSRM - F84	X	X	X					RH
101O	E	30"x 69"	FL OAK	CLEAR		7	HH	4 7/8"	2"	GLASSRM - F84	X	X	X					LH
101P	E	30"x 69"	FL OAK	CLEAR		4	HH	6 1/8"	2"	OFFICE - F82	X	X	X					LH 20" SIDELITE
101Q	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101R	E	30"x 69"	FL OAK	CLEAR		4	HH	4 7/8"	2"	OFFICE - F82	X	X	X					RH 20" SIDELITE
101S	E	30"x 69"	FL OAK	CLEAR	FULL	7	HH	4 7/8"	2"	PASSAGE - F75	X	X	X					LH

*NOTE: FOR DOOR FRAME ELEVATIONS, IF PRECISED BY THE LETTER 'V', REFER TO PAGE U0.2. IF NOT REFER TO PAGE A14.
 NOTE: FOR DOOR GENERAL NOTES, REFER TO A14.



U01.0	PROJECT:	KITTERY HOLDINGS FLOOR PLAN	REVS:	DATE:
	GRIFFIN PARK		02/17/05 mlf	02/11/05
	PORTSMOUTH, NH		03/11/05 mlf	SCALE: AS NOTED
			04/04/05 mlf	DRAWN BY: mlf
			04/20/05 mlf	SHEET:

OPECHEE
 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT NH 03218
 PHONE (603) 227-9099 FAX (603) 227-1191

Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **200 Griffin Road, Units 1 & 2, Portsmouth, NH**.

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **Heald Hoeing Holding, LLC** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **Heald Hoeing Holding, LLC** and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

BUYER:

Signature

Date

Name (typed or printed)

