



For Lease

Highly Visible First Floor Office

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7 Rockingham Road Windham, NH

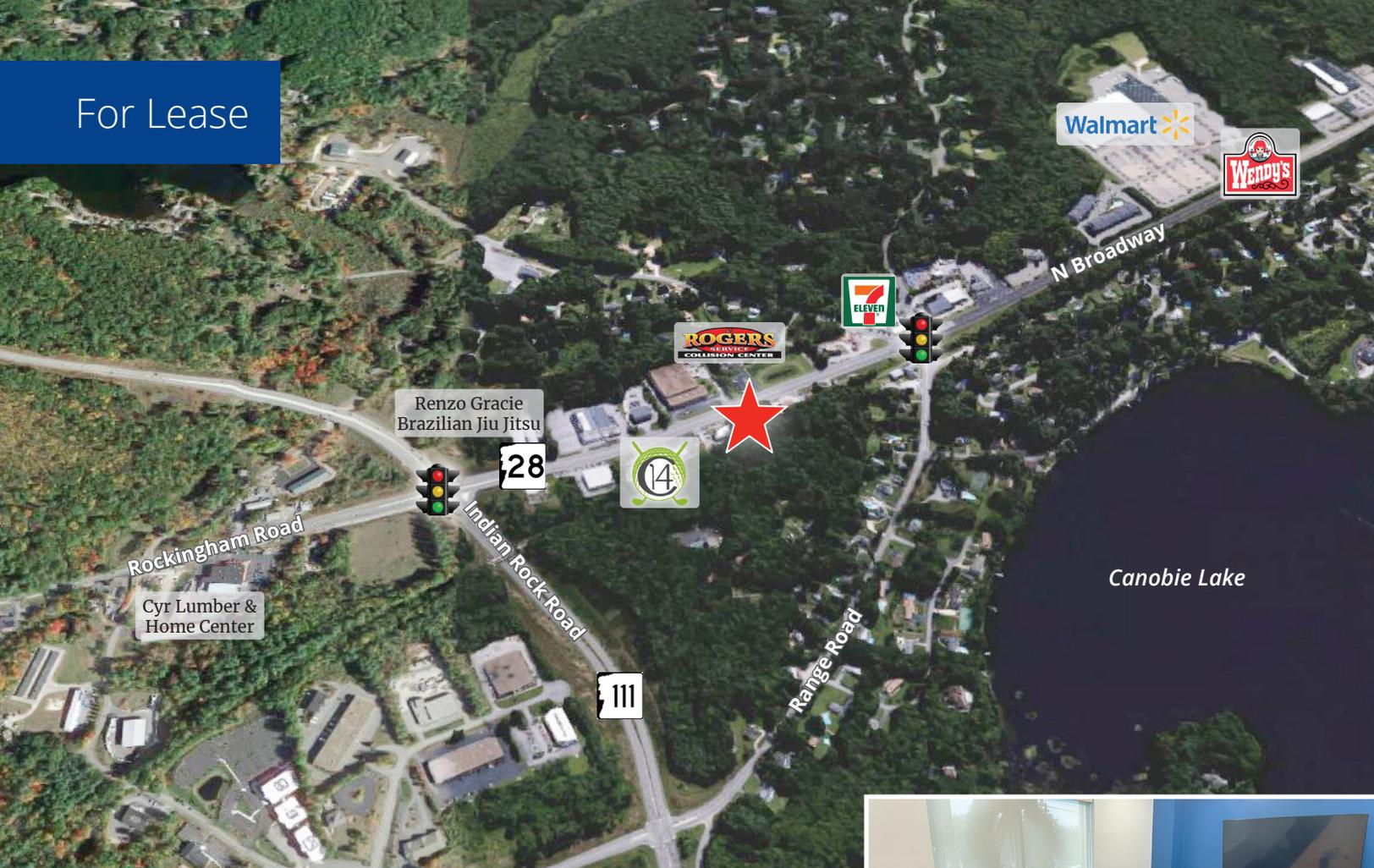
Property Highlights

- 3,100± SF available for lease on the first floor of a highly visible office building along Route 28 in Windham, NH
- Suite 100 consists of 3 private offices, a conference room, open/cubicle space, kitchen, reception area, and private bathrooms
- Improvements and interior finishes completed in 2021
- Located in front of the Rail Trail near the Salem/Windham townline with excellent access from I-93, Exit 3
- Second floor is leased to Brookhaven Hospice
- Join area businesses such as Walmart, Wendy's, CYR Lumber & Home Center, DJ Rogers Collision & Service Center, 7-Eleven, and more

Rent incentive with long-term lease

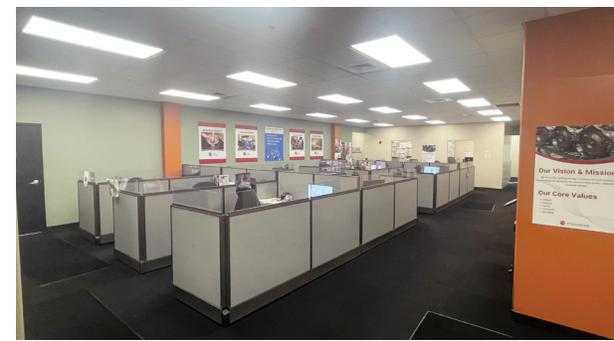
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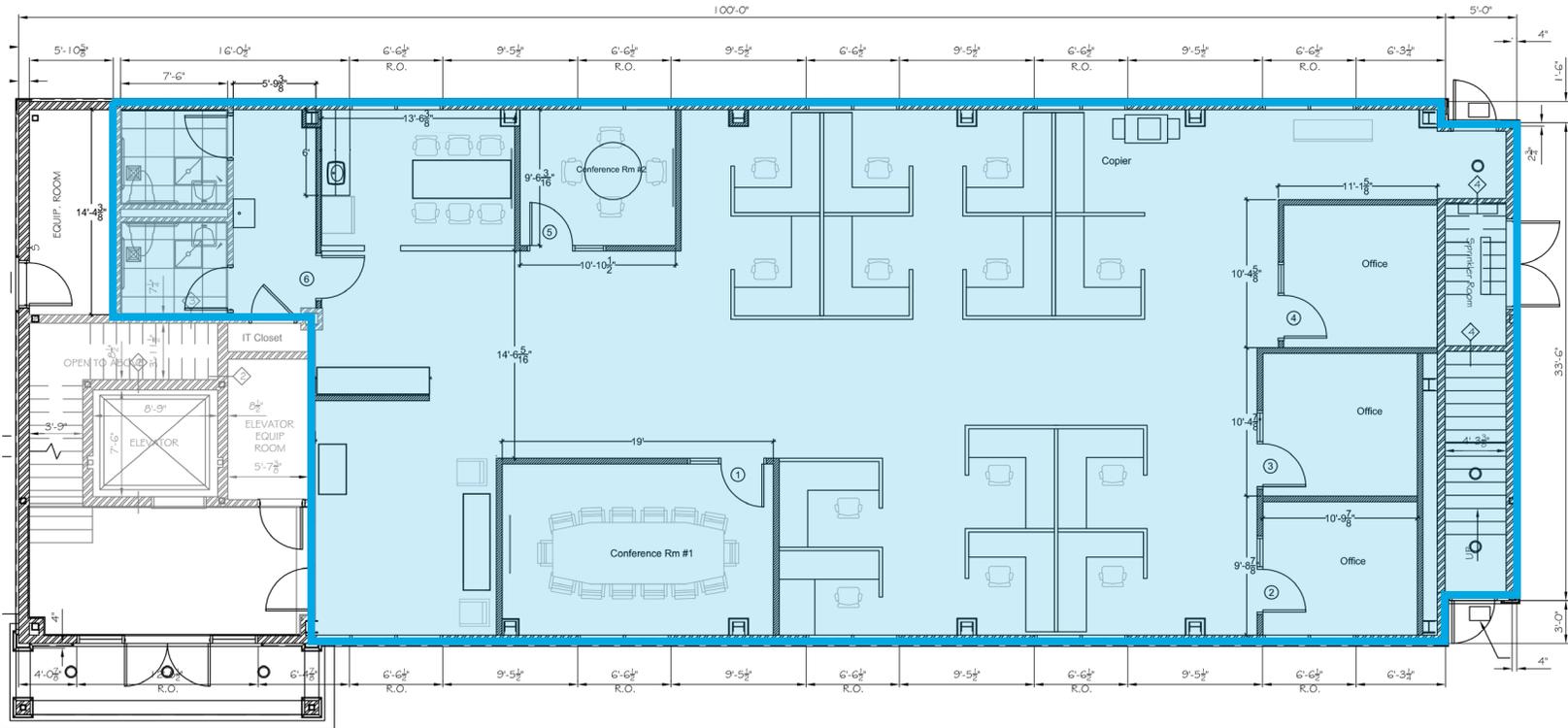
Specifications

Address:	7 Rockingham Road
Location:	Windham, NH 03087
Building Type:	Medical/office/retail
Year Built/Renovated:	2019/2021
Total Building SF:	7,450±
Available SF:	3,100±
2024 Traffic Count:	12,180± AADT on Rockingham Road/Route 28
Road Frontage:	217± on Rockingham Road/Route 28 217± on paved Windham Rail Trail
Utilities:	Private well & septic Propane heat
Data Communication:	Fiber optic (Comcast)
Zoning:	Business Commercial District A (CDA)
Parking:	27± on-site spaces
Handicap Access:	Yes; elevator
2026 NNN Expenses:	\$6.00 PSF
Lease Rate:	\$17.00 NNN



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Floor Plan



 Available Space