

GRANITE FALLS

4 MAIN STREET, PETERBOROUGH, NH 03458



2,000 - 4,000 SF AVAILABLE

Ready for a change? Come experience the best boutique office property in the Monadnock Region.

Opportunity to occupy the entire 2nd floor, or demise it into a smaller 2,000 SF suite.

- ✓ SIGNAGE AVAILABLE
- ✓ WATER VIEWS
- ✓ CLOSE TO EVERYTHING
- ✓ BACKUP GENERATOR HOOKUP
- ✓ ACCESS CONTROL
- ✓ TONS OF NATURAL LIGHT



PROPERTY SUMMARY

ADDRESS 4 Main Street, Peterborough, NH 03458

TOTAL SF 6,950 RSF +/-

LOCATION Corner of Main Street and Granite Street (202), on the corner of the new bridge, overlooking the falls

SPACES AVAILABLE 2nd Floor: 4,000 SF
Can be demised into (2) 2,000 SF suites

ASKING LEASE RATE Negotiable

CAM Charges Lease Structure is NNN + CAM. 2025 Operating Expenses budgeted at \$8.50 PSF. Tenant suites are seperately metered for electricity and natural gas.

HIGHLIGHTS High, vaulted ceilings with skylights
Views of Contoocook River and Falls
Located in Downtown Peterborough
Generator Hook Up & Access Control System

COME SEE US TODAY

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