

83 Lafayette Road

HAMPTON FALLS, NH



LEASE BROCHURE

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

PRESENTED BY:

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EXECUTIVE SUMMARY

83 Lafayette Road, Hampton Falls, NH 03844



OFFERING SUMMARY

AVAILABLE SF:	180 - 1,000 SF
LEASE RATE:	\$400.00 - 1,600.00 per month (Gross; MG)
LOT SIZE:	0.72 Acres
BUILDING SIZE:	14,772
ZONING:	02 - Town Common District

PROPERTY OVERVIEW

This is prestigious class A office space for lease in remodeled Historic Building in downtown Hampton Falls. Amenities include elevator access, large shared conference room, and kitchen space. Nice exposure on a main road with plenty of off-street parking.

Hampton Falls is a picturesque quintessential New England town located near the NH seacoast. Boston, MA is only 45 miles away and Portsmouth, NH is a mere 15 miles to the North. The town is served by Interstate 95, U.S. Route 1, New Hampshire Route 84 and New Hampshire Route 88.

PROPERTY HIGHLIGHTS

- Downtown Hampton Falls
- Reception area
- Elevator
- Parking

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OFFICE FOR LEASE

SPACES AVAILABLE

83 Lafayette Road, Hampton Falls, NH 03844



LEASE INFORMATION

Lease Type:	Gross; MG	Lease Term:	Negotiable
Total Space:	180 - 1,000 SF	Lease Rate:	\$400.00 - \$1,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3	-	150 SF	Gross	\$400 per month	Lower level single office
Unit 16 E	-	140 SF	Gross	\$300 per month	Could be combined with Unit 31 and features a private entrance from the outside.
Unit 23 C	Available	180 SF	Gross	\$650 per month	Handicapped accessible throughout, elevator, central A/C, heating, wifi available. This office will have the right to use all the common areas: bathrooms, waiting area, parking, a shared conference room and a kitchen. Beautiful inside and out. Tons of windows and natural light! One of the finest signature properties on the Seacoast!
Unit 26	Available	1,000 SF	Modified Gross	\$1,600 per month	First floor suite containing 3 offices and a private reception area. Tenant will pay electricity and 50% of heating bill.
Unit 30	Available	400 SF	Gross	\$750 per month	Features two private offices, no windows.
Unit 31	Available	250 SF	Modified Gross	\$650 - 1,000 per month	Larger private office with optional furniture, plus additional two smaller offices can be included for a total of 460 SF. Tenant pays a portion of heat.
Unit 37	-	139 - 1,333 SF	Gross	\$1,905 per month	Second floor office suite with 4+ offices, reception area, and bathroom
Unit 47A	-	260 SF	Gross	\$500 per month	Second floor single office of approximately 180 SF with attached bathroom and closet access
Unit 47B	-	180 SF	Gross	\$400 per month	Second floor single office
Unit 47C	-	190 SF	Gross	\$400 per month	Second floor single office
Unit 48	-	139 SF	Gross	\$400 per month	Second floor single office
Unit 51	-	1,090 SF	Gross	\$1,650 per month	Second floor, 5 single offices ranging from 139 SF - 329 SF
Basement	Available	300 SF	Gross	\$400 per month	Large private basement office with easy access to common conference room and kitchen! Low ceilings, common bathroom by elevator.

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OFFICE FOR LEASE

COMMON AREAS

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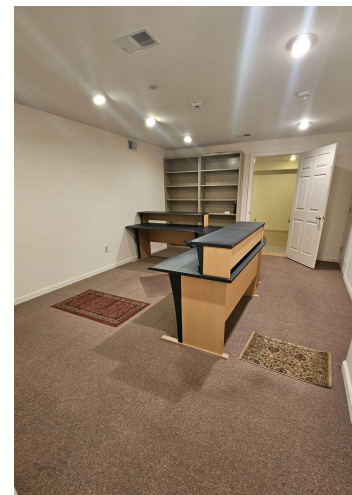
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OFFICE INTERIORS

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Unit 23C



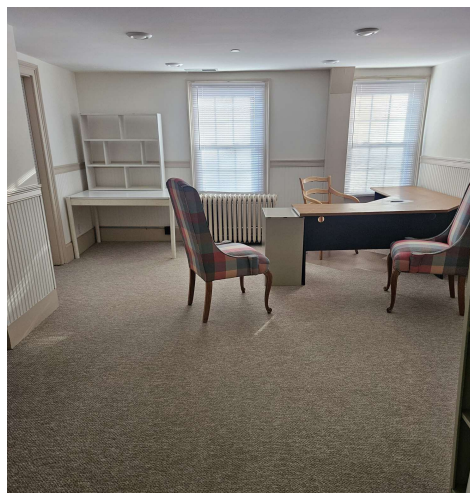
Unit



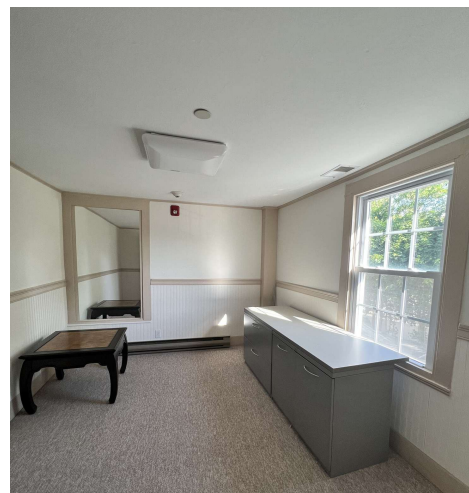
Unit 30



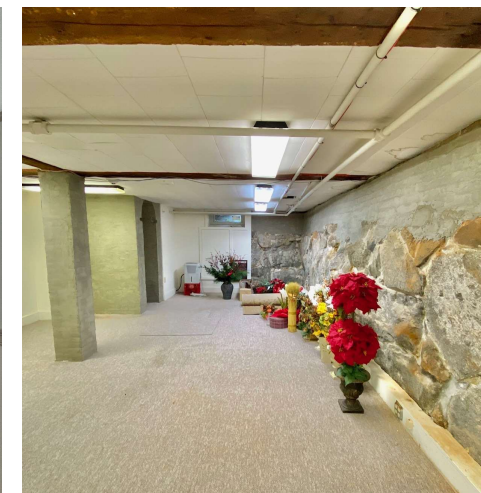
Unit 26



Unit 31



Unit 31



Basement

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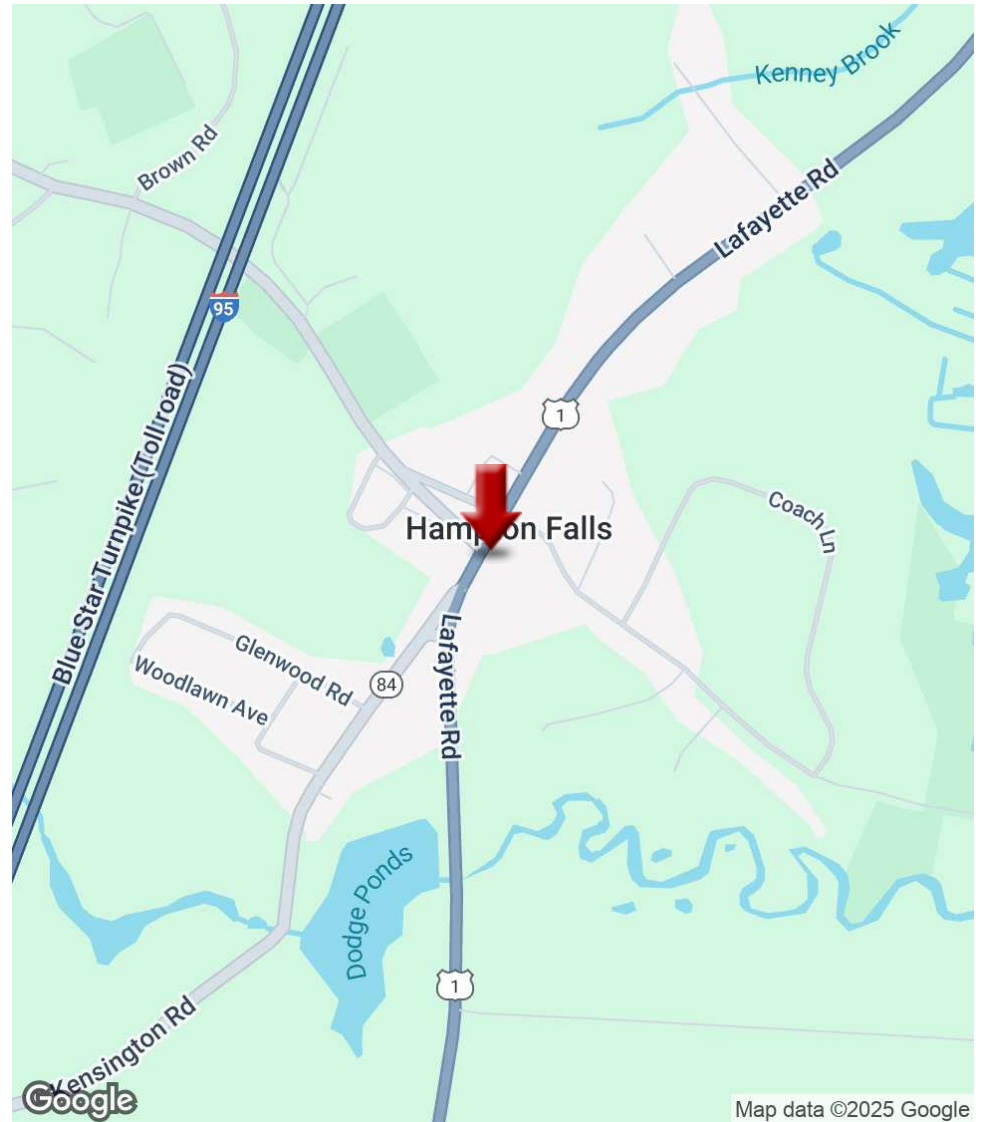
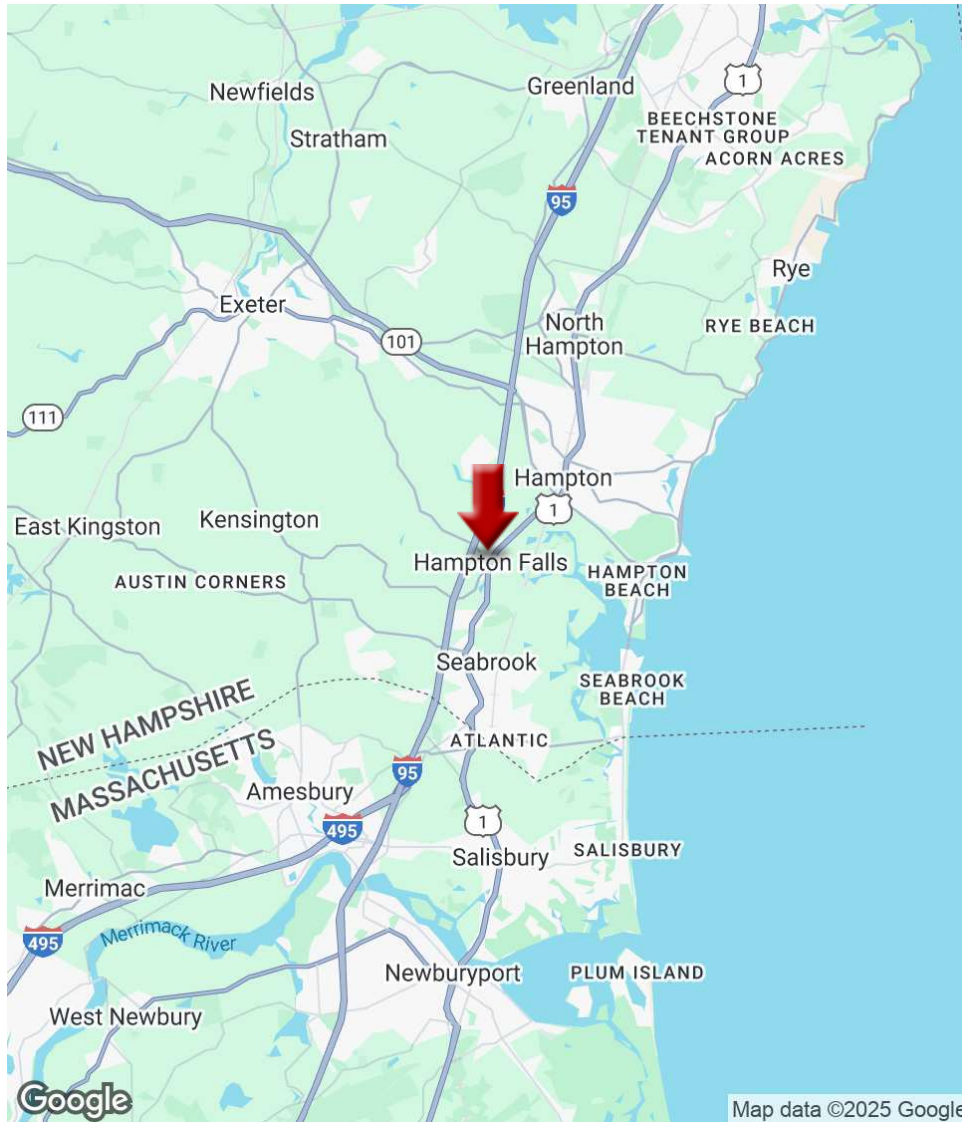
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LOCATION MAPS

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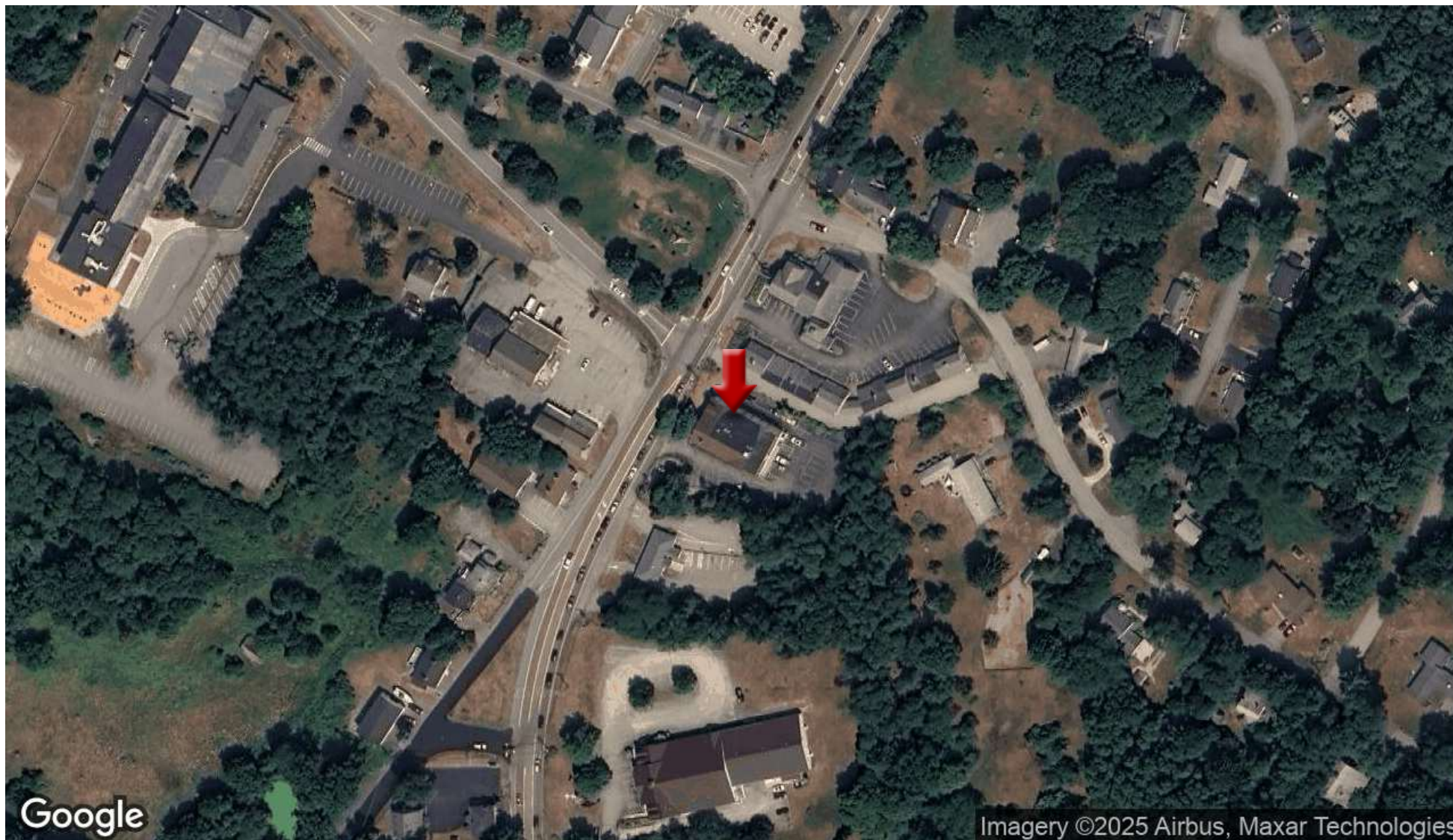
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AERIAL MAP

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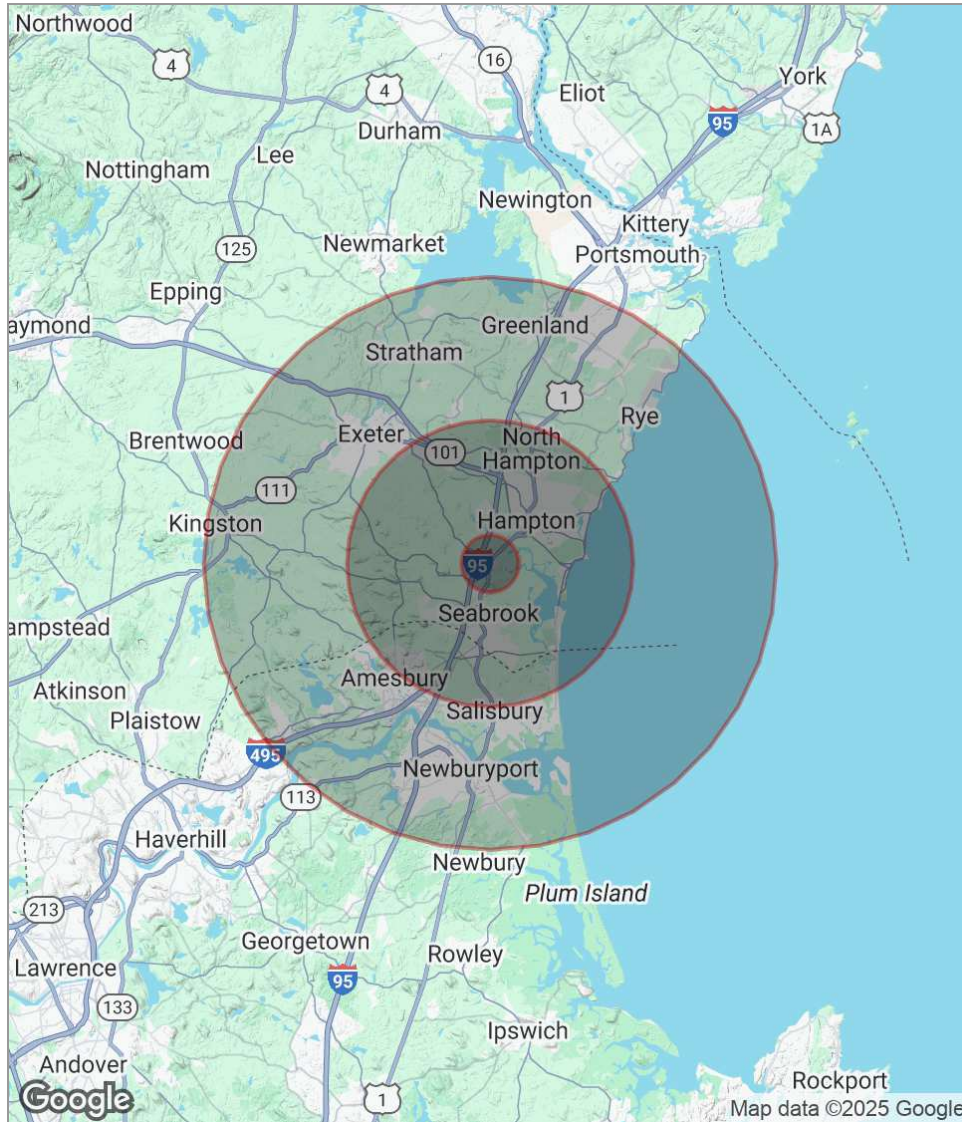
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DEMOGRAPHICS

83 Lafayette Road, Hampton Falls, NH 03844



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	728	43,928	140,415
Median Age	43.0	44.9	44.0
Median Age (Male)	44.1	44.2	42.9
Median Age (Female)	42.1	45.6	44.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	277	19,108	58,976
# Of Persons Per HH	2.6	2.3	2.4
Average HH Income	\$124,307	\$82,136	\$91,953
Average House Value	\$482,949	\$371,719	\$392,370

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHIC SUMMARY

83 Lafayette Rd, Hampton Falls, New Hampshire, 03844



Drive time of 10 minutes

KEY FACTS

24,981

Population



11,101

Households

49.5

Median Age

\$64,238

Median Disposable Income

EDUCATION

5%

No High School Diploma



29%

High School Graduate



27%

Some College



40%

Bachelor's/Grad/Prof Degree

INCOME



\$82,353

Median Household Income



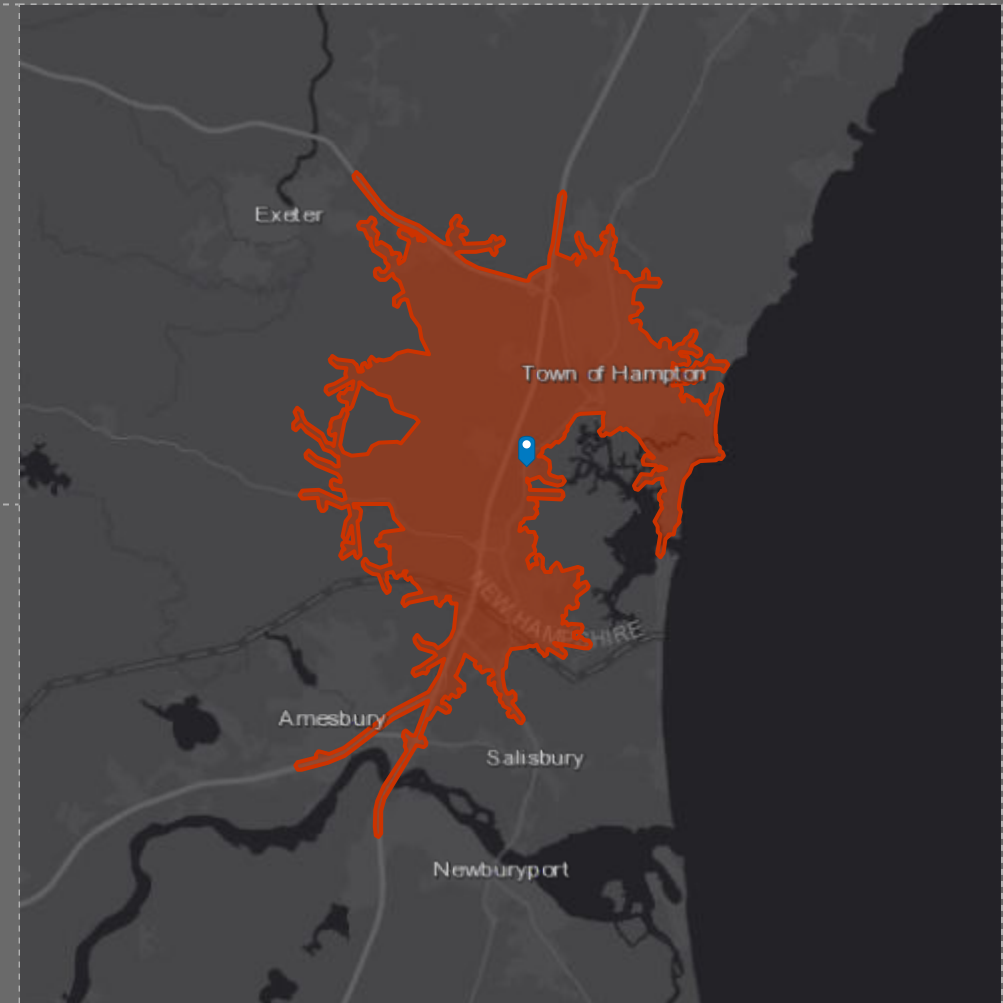
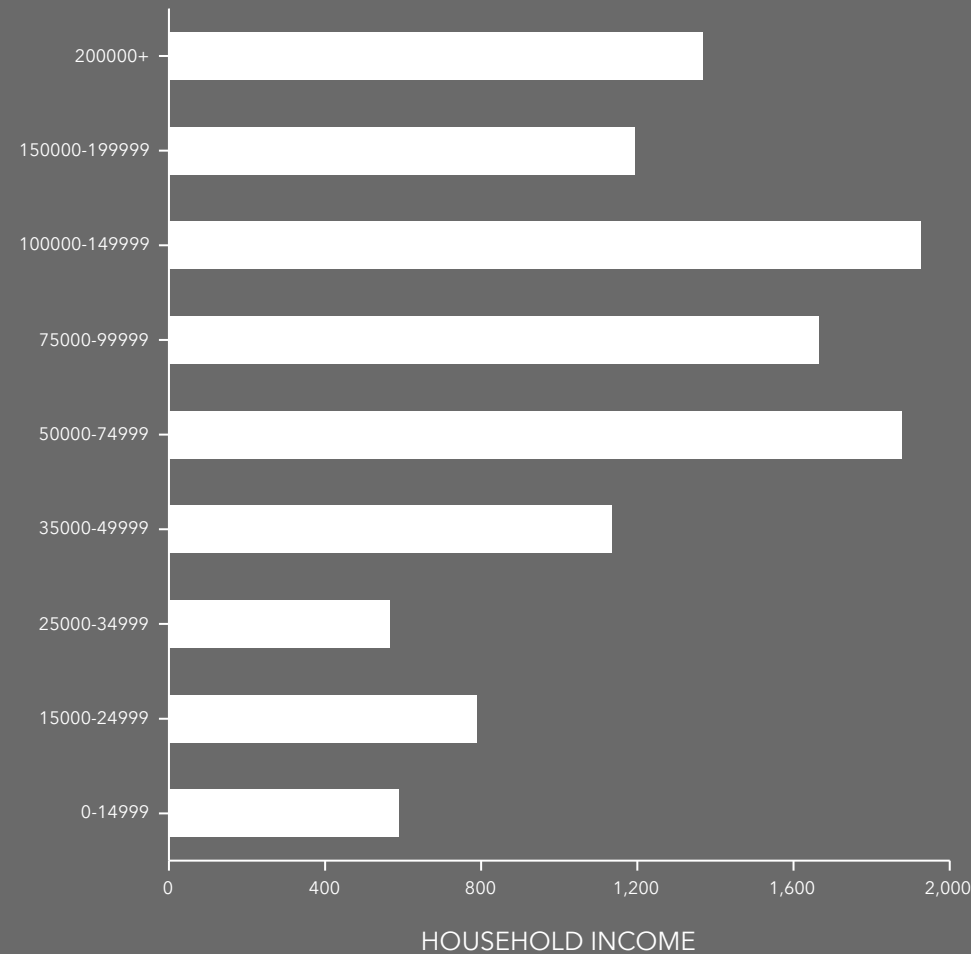
\$49,110

Per Capita Income



\$246,565

Median Net Worth



EMPLOYMENT



73%

White Collar



19%

Blue Collar



8%

Services

3.9%

Unemployment Rate

DEMOGRAPHIC SUMMARY

83 Lafayette Rd, Hampton Falls, New Hampshire, 03844



Drive time of 15 minutes

KEY FACTS

69,080

Population



29,296

Households

48.1

Median Age

\$67,013

Median Disposable Income

EDUCATION

4%

No High School Diploma



25%

High School Graduate



26%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$86,944

Median Household Income



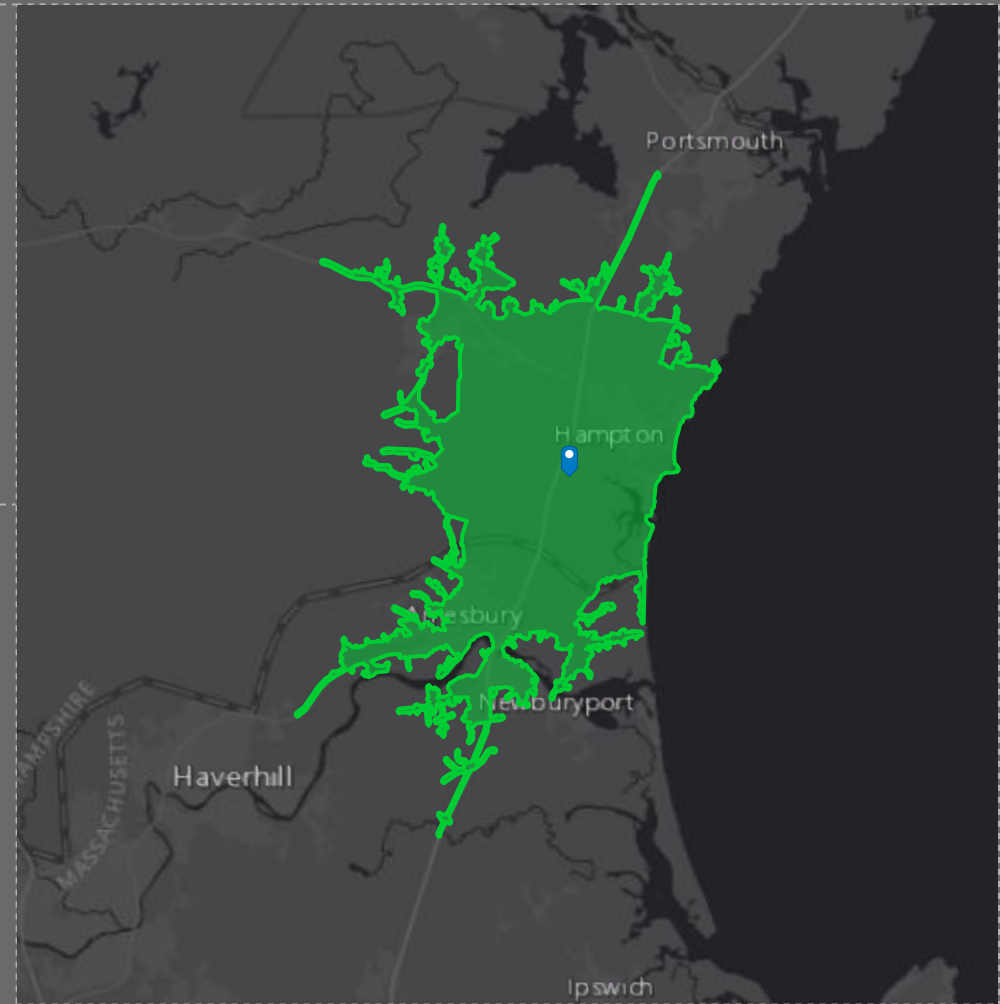
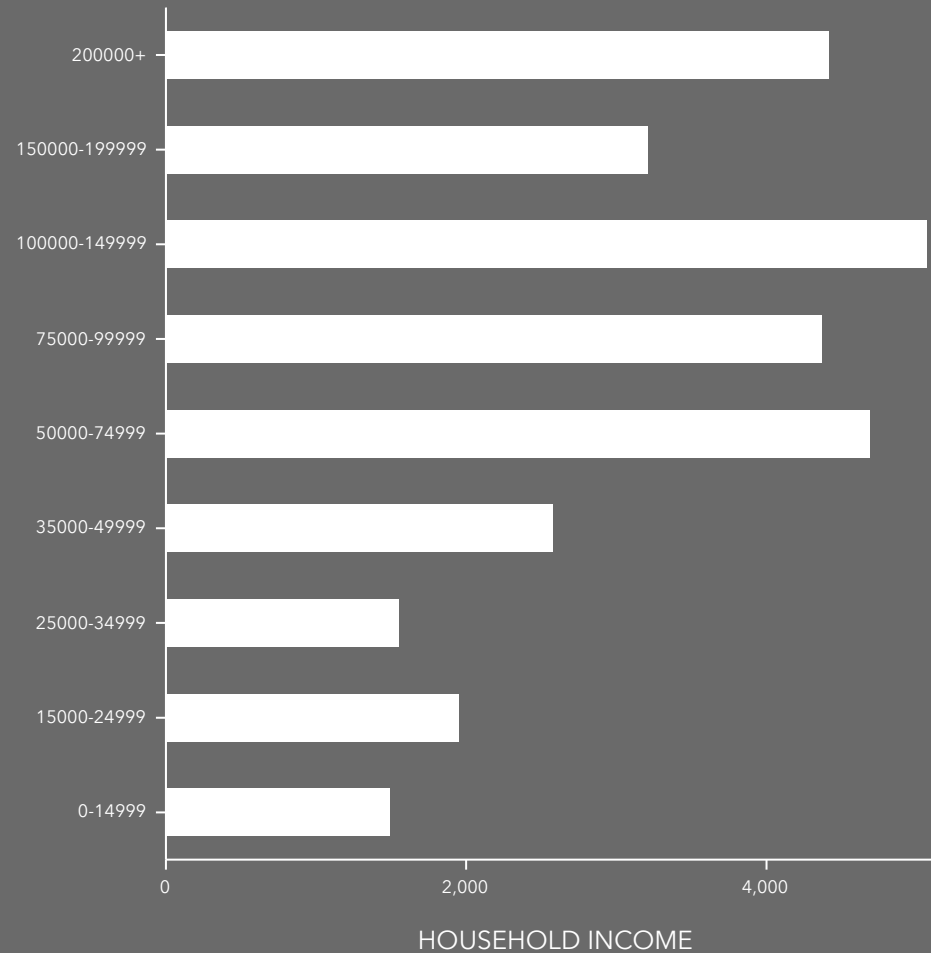
\$50,919

Per Capita Income



\$285,887

Median Net Worth



EMPLOYMENT



75%

White Collar



16%

Blue Collar



8%

Services

4.6%

Unemployment Rate

DEMOGRAPHIC SUMMARY

83 Lafayette Rd, Hampton Falls, New Hampshire, 03844



Drive time of 20 minutes

KEY FACTS

132,595

Population



55,386

Households

47.4

Median Age

\$70,117

Median Disposable Income

EDUCATION

4%

No High School Diploma



23%

High School Graduate



25%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$90,897

Median Household Income



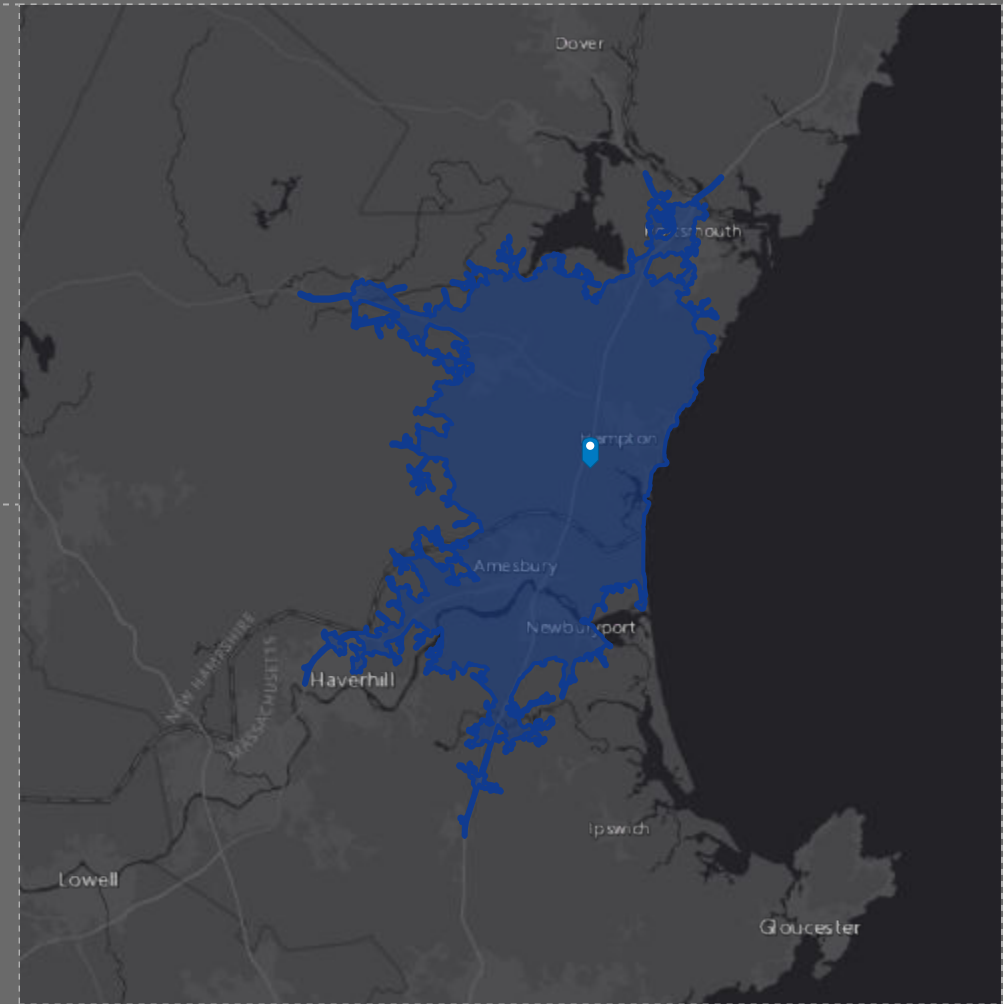
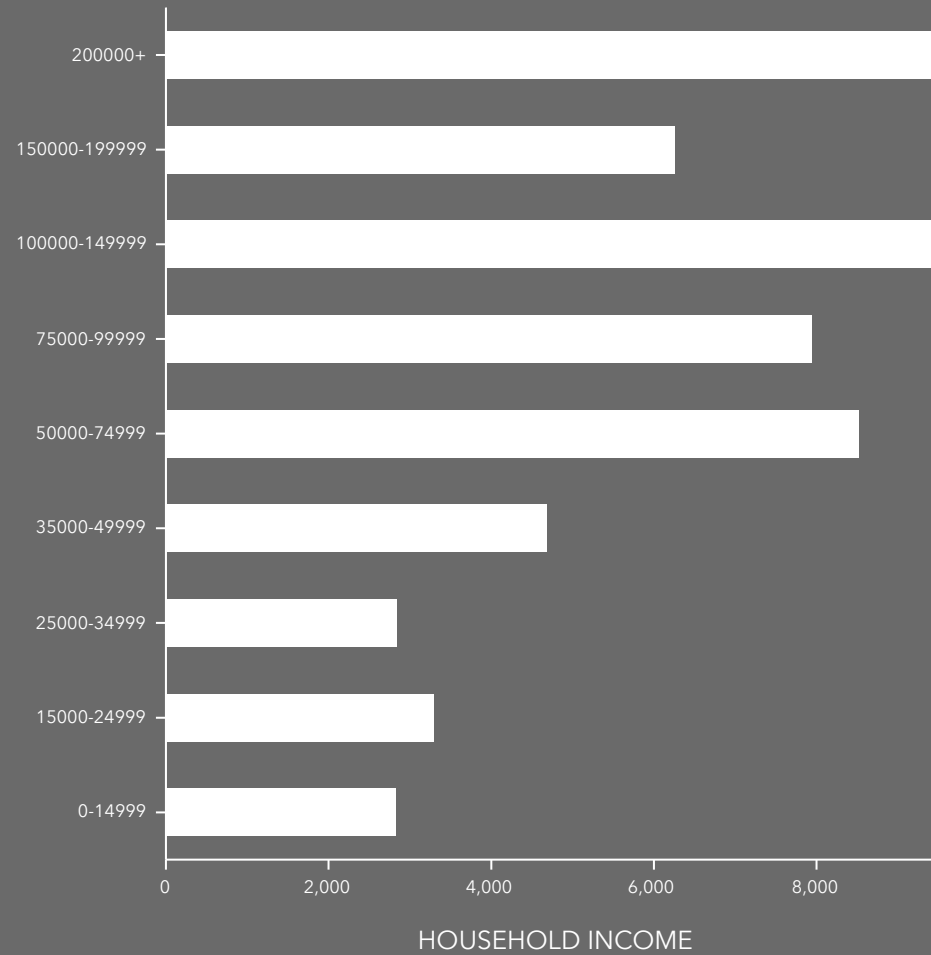
\$52,810

Per Capita Income



\$320,462

Median Net Worth



EMPLOYMENT



76%

White Collar



15%

Blue Collar



8%

Services

4.4%

Unemployment Rate