



For Lease

2nd Floor Office Space

Hugo F. Overdeput, CCIM

Vice President
+1 603 560 2764
hugo.overdeput@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliers.com

4 Tinkham Avenue Derry, NH

Property Highlights

- 3,958± SF of 2nd floor office space consisting of a large open area, 6 private offices, kitchen, and a conference room
- Located right off Manchester Road/Route 28 and in close proximity to downtown amenities such as restaurants, shopping, and entertainment venues
- The property will be able to take advantage of easy access to I-93 via Exit 4A, which is currently under construction

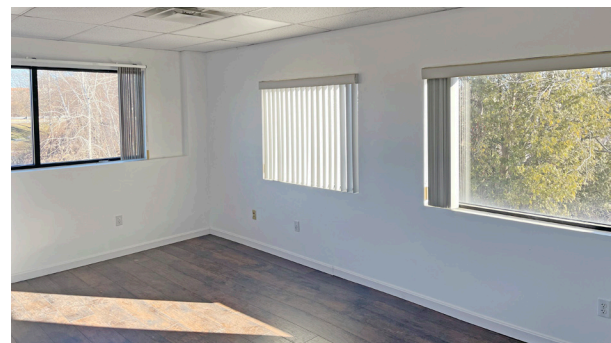
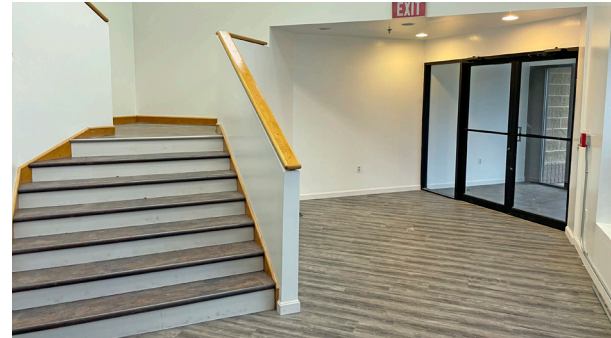
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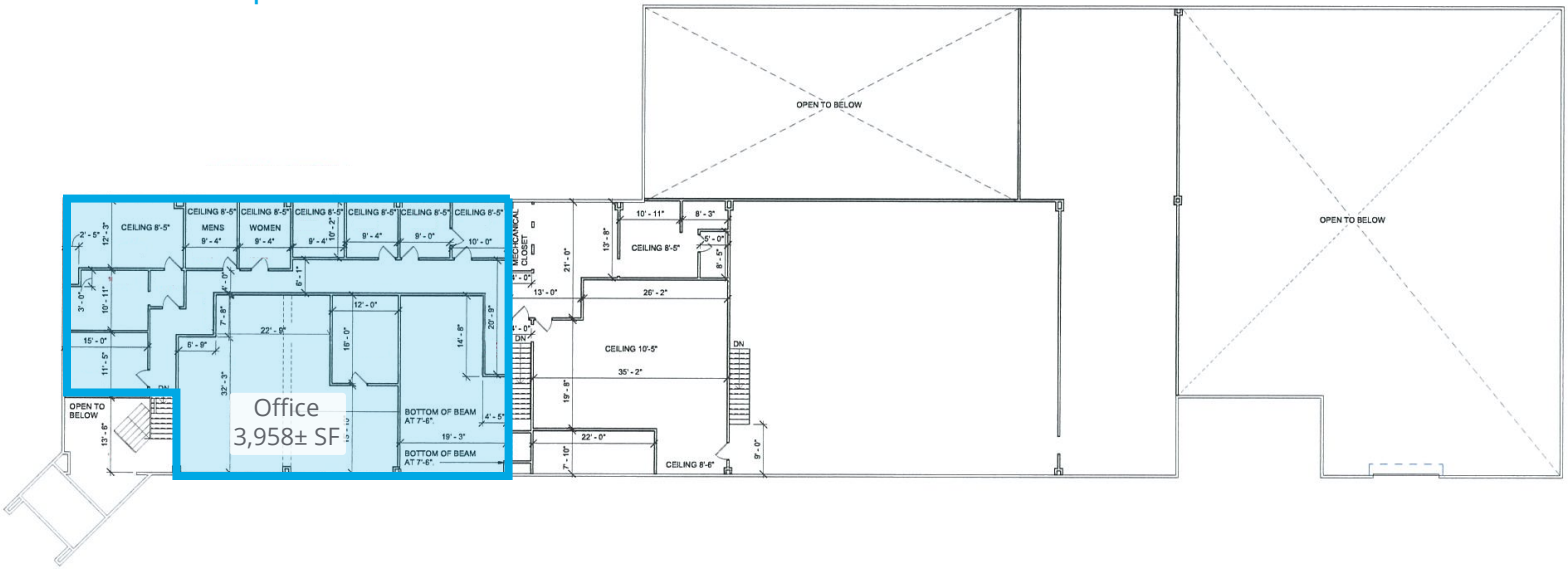
Specifications


Address:	4 Tinkham Avenue
Location:	Derry, NH 03038
Building Type:	Industrial/flex/warehouse
Year Built:	1975
Year Renovated:	2022
Floors:	2
Total Building SF:	25,721±
Available SF:	3,958±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial 4
Parking:	50 spaces
2022 NNN Expenses:	\$2.80 PSF
Lease Rate:	\$15.00 NNN



2nd Floor Plan

Second Floor | Office



 Available Space