



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE

ATKINSON NH

2,200 SF, 3,200 SF or 5,500 SF of OFFICE SPACE



SIZE:

2,200 SF comprised of:

- Eight (8) individual rooms
- Common front entrance

3,200 SF comprised of:

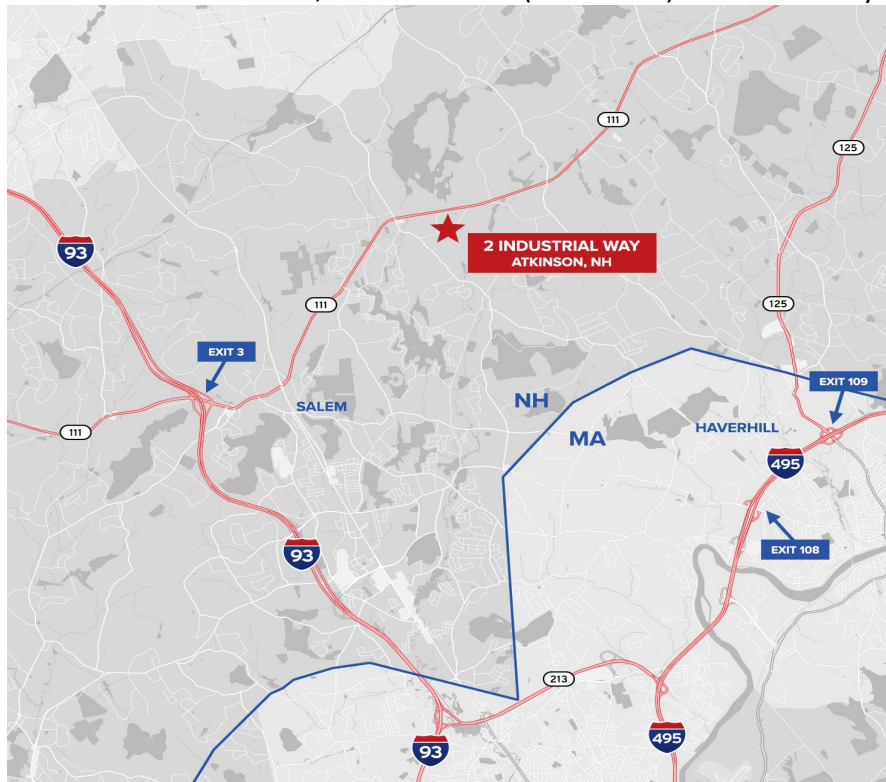
- Eight (8) individual rooms
- Open cubicle area
- Common front entrance

5,200 SF comprised of:

- Eight (8) individual rooms
- A majority of open cubicle area
- Common front entrance and common bathrooms

ACCESS:

- Exit 3, Interstate 93 is 6 miles accessed via Route 111
- Exit 108, Interstate 495 (Route 97) is 8 miles away
- Exit 109, Interstate 495 (Route 125) is 8 miles away



PARKING: 4 spaces/1,000 SF

GENERATOR: 125 KVA diesel generator with full building automatic transfer switch



Front Lobby



125 KVA diesel Generator

UTILITIES: Electric and propane to be either sub-metered or apportioned

HVAC: Roof mounted units, propane, entire space is air conditioned

SPRINKLER: Fully sprinkler throughout

TEL/DATA: Fiber, Comcast available, mini split in room

ALLOWED USES: A wide variety of service and office uses are allowed

RE TAXES/CAM: \$3.00 SF

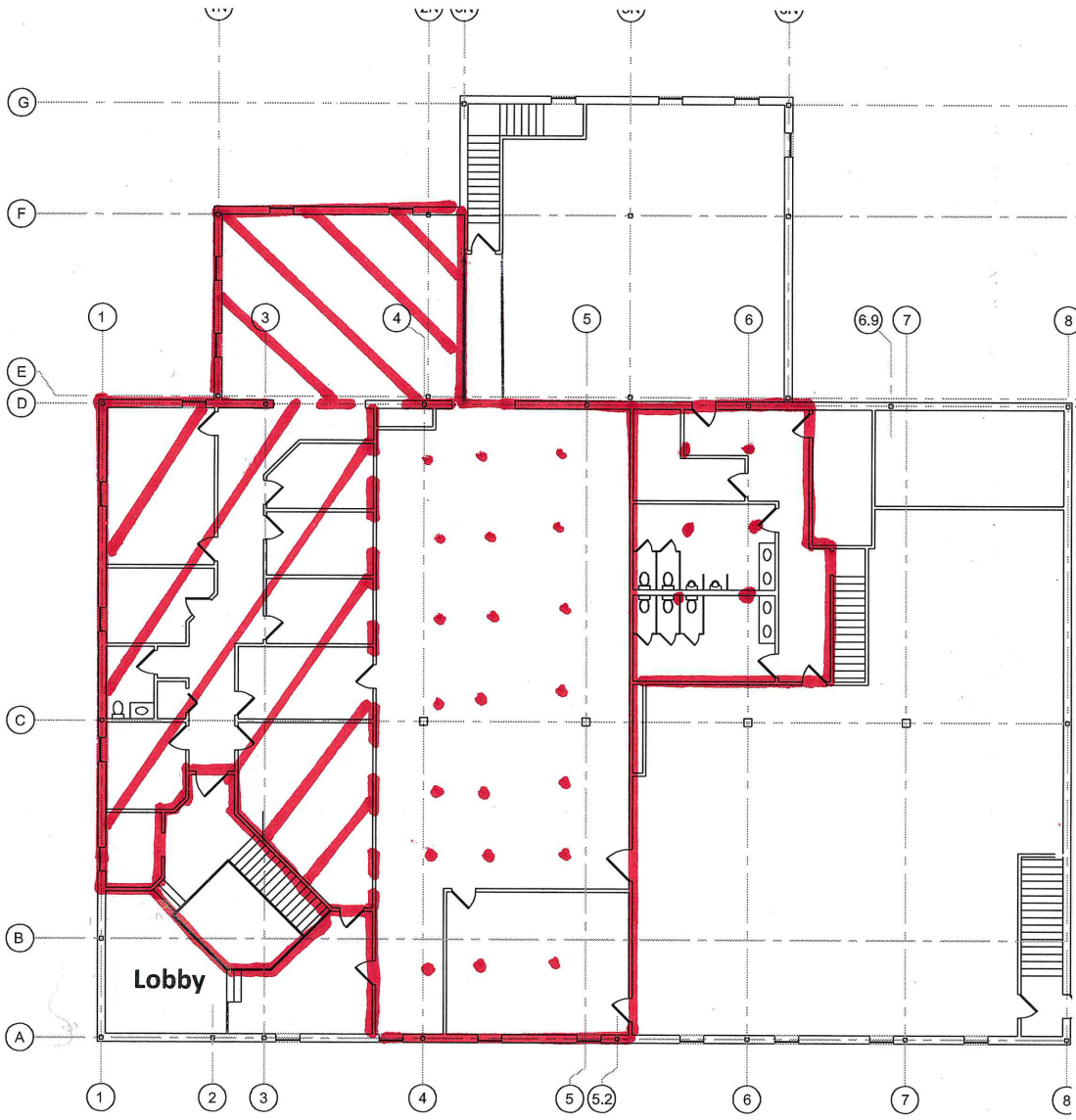
ANNUAL R&M HVAC: \$1.00 SF

PRICE: \$10.75 SF NNN

COMMENTS: This offering enjoys many beneficial features including:

- Aesthetic, corporate image, 2nd floor space
- Good access from Interstates 93 and 495
- Ample Parking, back up generator, fully air conditioned
- Leased space shall be measured and will constitute the final SF

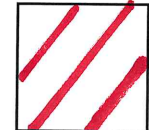
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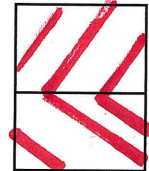
SECOND LEVEL

2 INDUSTRIAL WAY

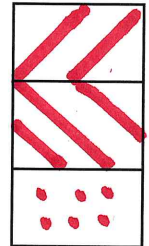
2nd Floor



2,200 SF approx.



3,200 SF approx.



5,200 SF approx.