

# NOW LEASING MEDICAL/OFFICE SPACE AT PHASE 2 OF THE RIDGE



THE  
**RIDGE**  
ROCHESTER, NH

68 FARMINGTON ROAD  
ROCHESTER, NH 03867



**WATERSTONE** +  
PROPERTIES







## The Ridge: Phase II - Mixed-Use Development

- New construction | medical/office in new mixed-use development
- Located on Route 11, the only road leading to the famed Lakes Region.
- Phase II includes luxury apartments, restaurants, entertainment, a Beer Garden and retail.
- Outdoor park area features seasonal entertainment, community events, and dining.
- GLA PHASE 2: 190,000± SF
- OFFICE SPACE: 6,000± - 40,000± SF
- KEY TENANTS
  - Medical/Office
  - Restaurants
  - Dining
  - Entertainment
  - Retail



# PROPERTY DETAILS

<b>OWNER/DEVELOPER:</b>	Waterstone Properties
<b>SIZE OF DEVELOPMENT:</b>	190,000± SF
<b>ZONE:</b>	Granite Ridge
<b>UTILITIES:</b>	Municipal water, sewer, and natural gas
<b>BUILDINGS:</b>	4 mixed-use buildings with medical/office availability
<b>PARKING:</b>	Ample on-site parking
<b>VISIBILITY &amp; ACCESS</b>	Excellent visibility off Route 11 in Rochester, New Hampshire

## Medical/Office Space

<b>SPACE AVAILABLE:</b>	<p>Building 5: Up to 40,000± SF on two levels</p> <p>Building 6: 6,000± SF - 12,000± SF on second floor</p> <p>Building 7: 7,080± SF - 14,160± SF on second floor</p> <p>Building 8: 9,000± SF - 18,000± SF on second floor</p>
<b>LEASE RATE:</b>	Inquire for details
<b>AVAILABILITY:</b>	Q4 2025
<b>DELIVERY:</b>	Vanilla shell or Build to Suit



# ELEVATIONS



2 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



3 UNDER CANOPY - BUILDING 7&8 PERSPECTIVE  
SCALE: NTS



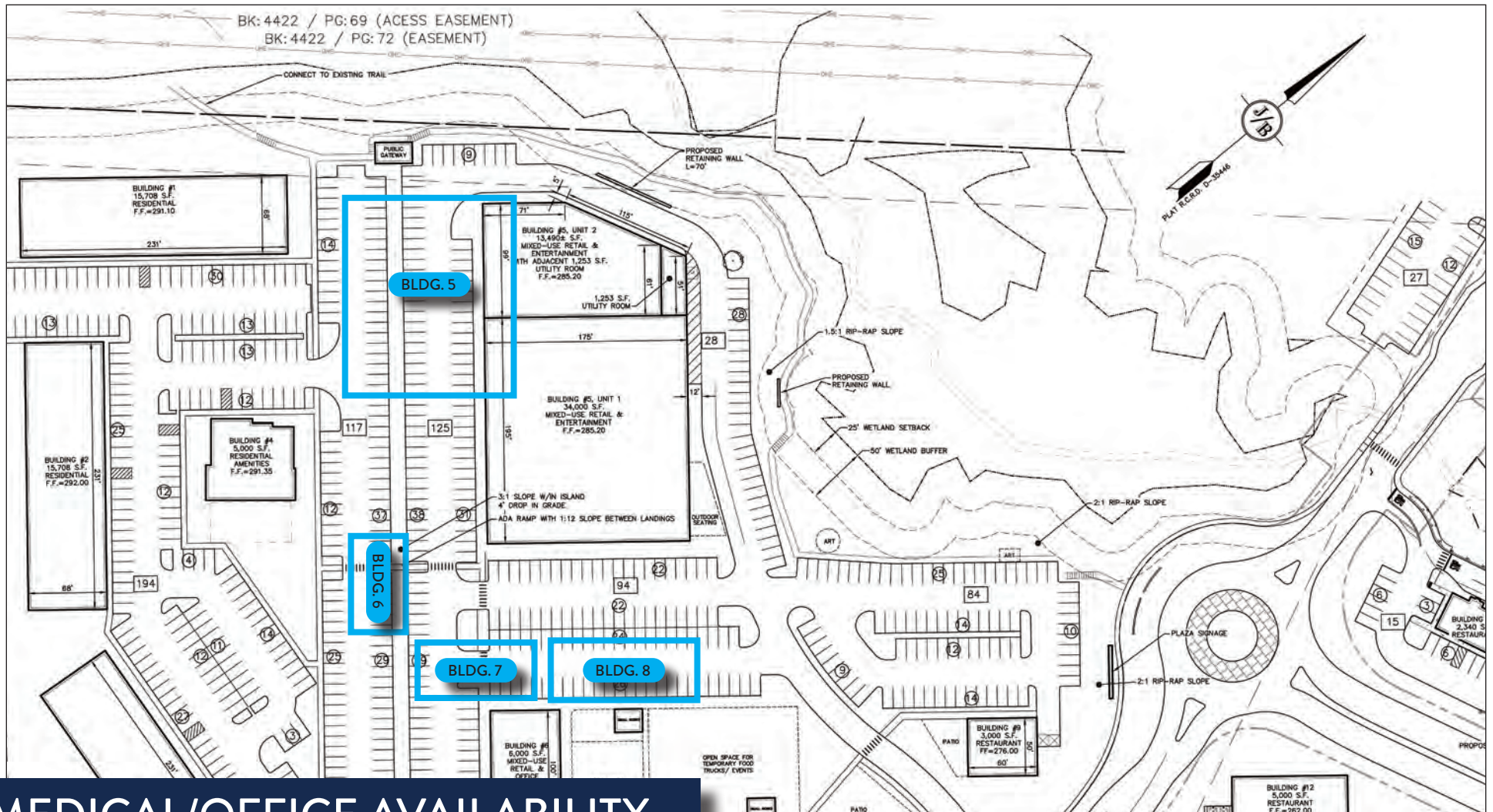
2 UNDER CANOPY - BUILDING 6 PERSPECTIVE  
SCALE: NTS



1 COURTYARD PERSPECTIVE  
SCALE: NTS



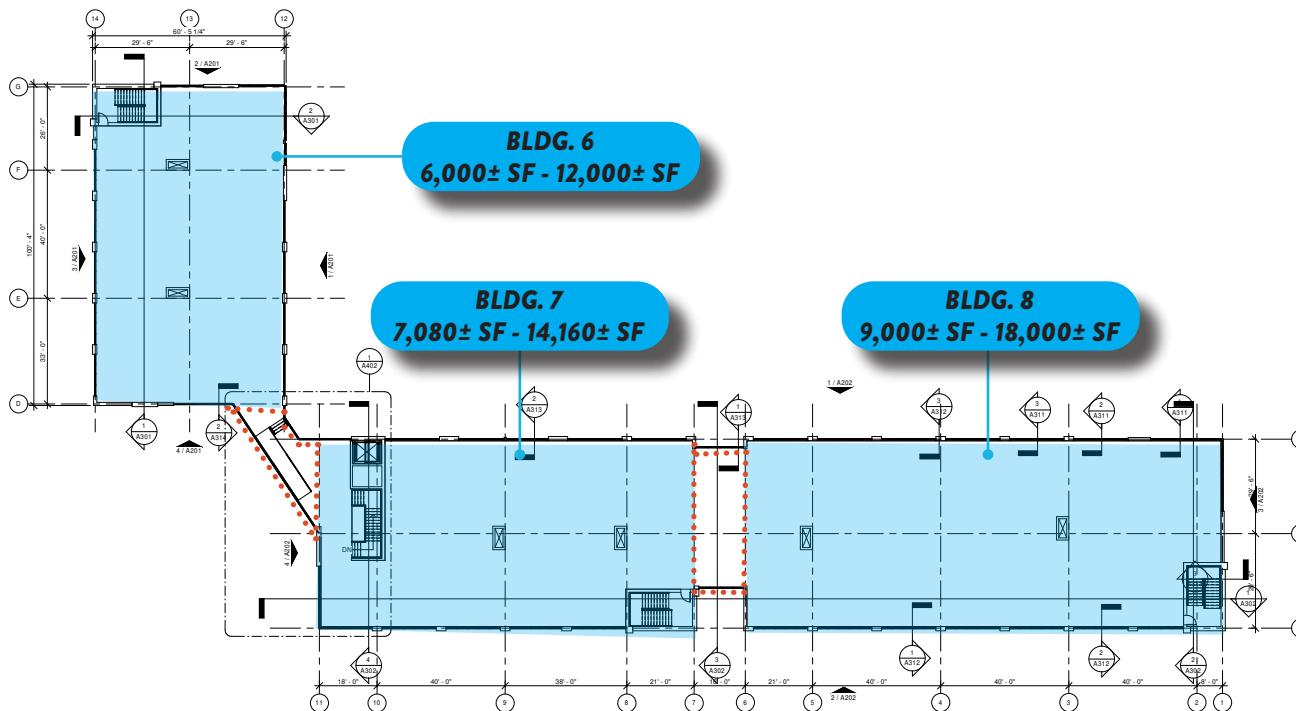
# SITE PLAN



## MEDICAL/OFFICE AVAILABILITY

- Building 5: Up to 40,000± SF on two levels (First & Second Floor Space)
- Buildings 6, 7, & 8: 6,000± SF - 22,050± SF (Second Floor Space)

# FLOOR PLAN



**GENERAL FLOOR PLAN NOTES**  
1. EXIST CONFIGURATIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO FURTHER ANALYSIS UPON RECEIPT OF TENANT INTERIOR LAYOUTS.

**HFA**  
HARRISON FRENCH  
ARCHITECTS, P.C.

508.528.0770  
51 Hayward Street  
Franklin, Massachusetts 02108  
www.hfa-so.com

**STIPULATION FOR RELEASE**  
THIS DOCUMENT IS THE PROPERTY OF HFA ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HFA ARCHITECTS, P.C. THE USER OF THIS DOCUMENT AGREES TO HOLD HFA ARCHITECTS, P.C. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST HFA ARCHITECTS, P.C. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

**THE RIDGE PHASE 2**

MARKETPLACE BLVD  
ROCHESTER, NH 03867  
JOB NUMBER: 44-22-0007

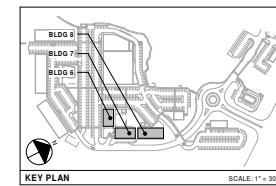
ISSUE BLOCK	

CHECKED BY: Checker  
DRAWN BY: Author  
DOCUMENT DATE: Issue Date

**NOT FOR CONSTRUCTION**

**SECOND FLOOR PLAN**

SHEET:  
**A102**

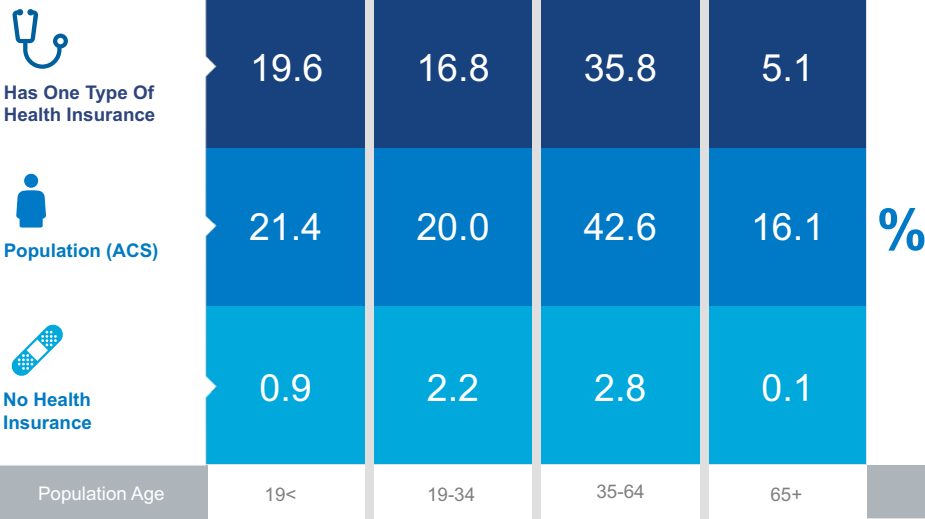


# DEMOGRAPHIC INFORMATION (10 MILES)

## Health Care & Insurance

The Ridge Phase II  
Ring: 10 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



85,507  
Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



49.9%  
Exercise at home 2+  
times per week



11.7%  
Exercise at club 2+ times  
per week



Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

© 2024 Esri

### Health Care Expenditure



\$4,971  
Annual Health Insurance  
Expenditures



\$2,685  
Medical Care



Medicare:  
Population 65+

4,025  
Medicare Only

2,139  
Direct-Purch & Medicare

2,205  
Employer & Medicare

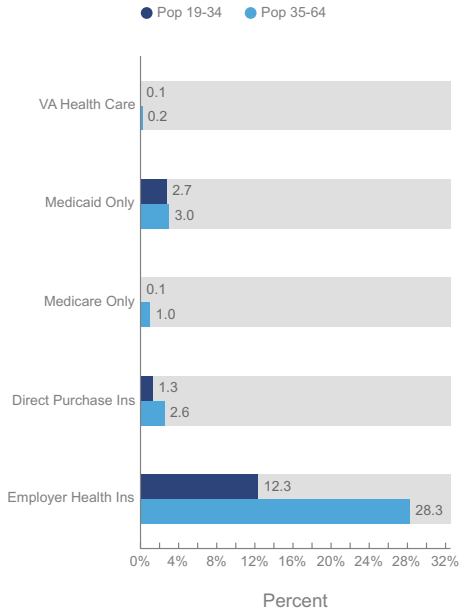
878  
Medicare & Medicaid

### Health Care (Consumer Spending)

### Annual Expenditure

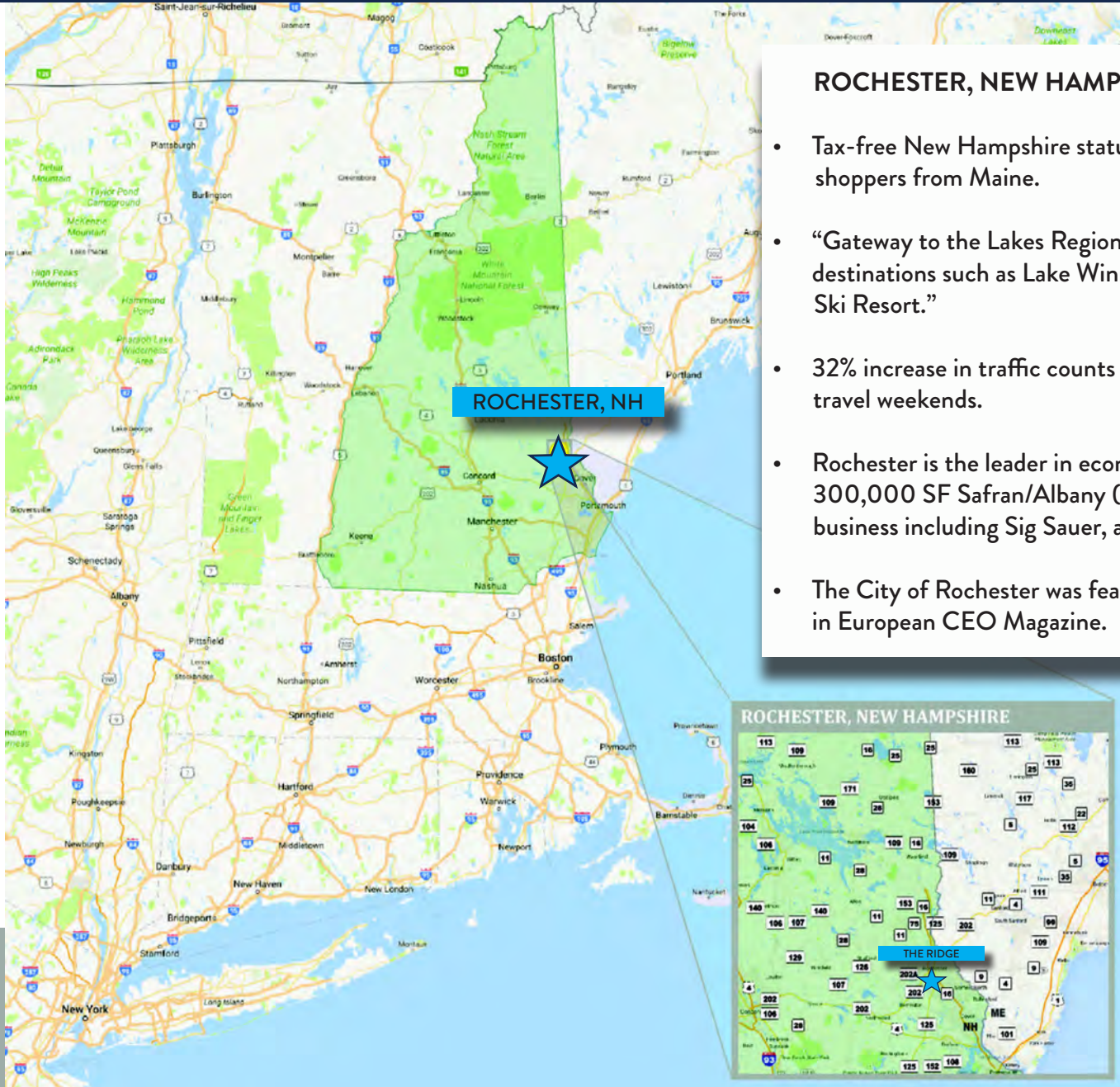
Blue Cross/Blue Shield	\$1,364.1
Medicare Payments	\$1,113.0
Physician Services	\$338.2
Dental Services	\$494.1
Eyecare Services	\$95.4
Lab Tests/X-rays	\$87.0
Hospital Room & Hospital Service	\$285.6
Convalescent/Nursing Home Care	\$42.5

### Health Insurance Coverage (ACS)





# AREA MAP & HIGHLIGHTS

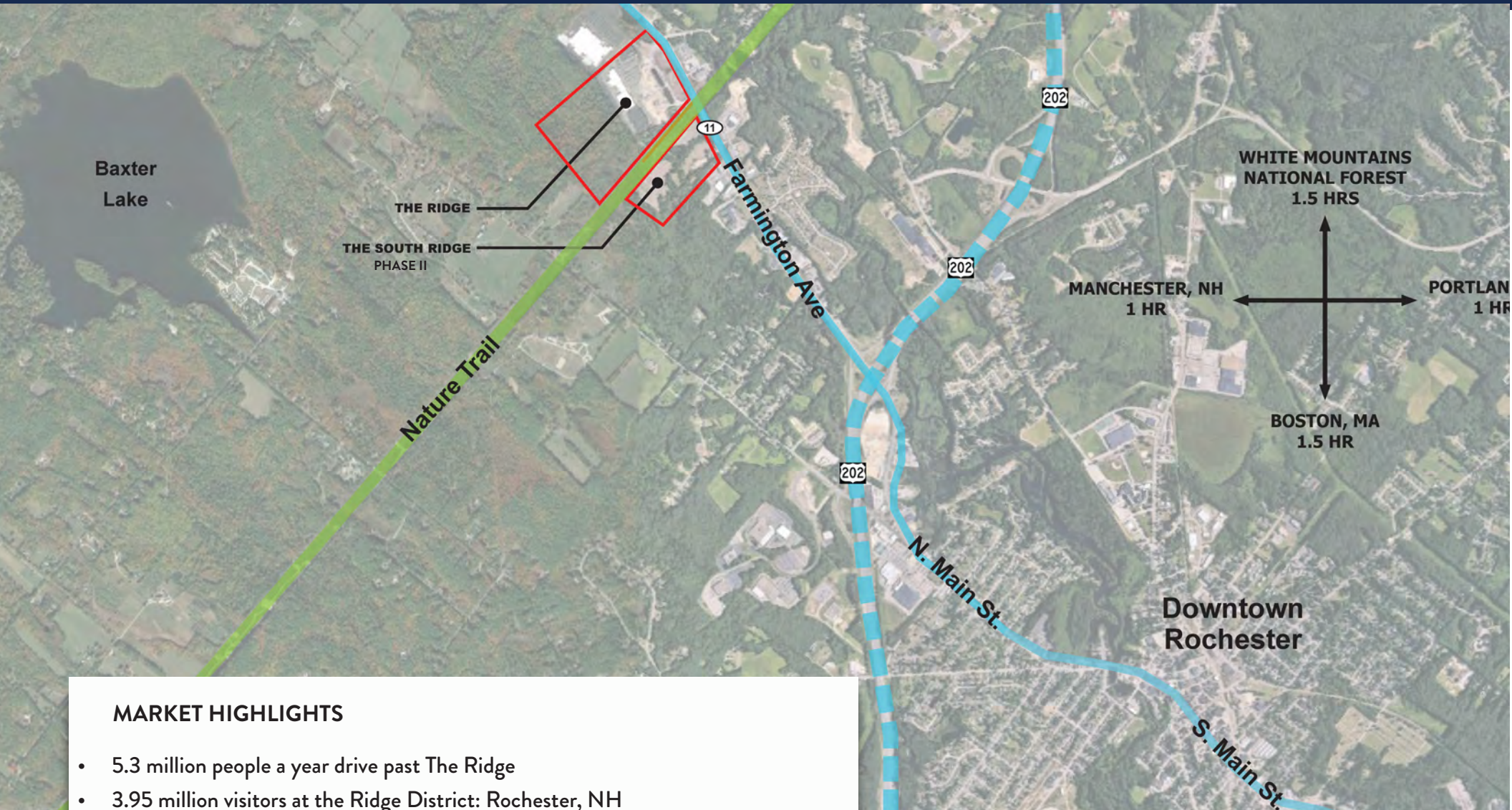


## ROCHESTER, NEW HAMPSHIRE HIGHLIGHTS

- Tax-free New Hampshire status extends the trade area, attracting repeat shoppers from Maine.
- “Gateway to the Lakes Region” and a year-round stop for tourist destinations such as Lake Winnepesaukee, North Conway and Gunstock Ski Resort.”
- 32% increase in traffic counts along the Spaulding Turnpike during peak travel weekends.
- Rochester is the leader in economic growth in NH - home of 300,000 SF Safran/Albany (over 750 employees), and many expanding business including Sig Sauer, and Laars Heating Systems.
- The City of Rochester was featured as a Top 10 Investment Destination in European CEO Magazine.



# MARKET HIGHLIGHTS



## MARKET HIGHLIGHTS

- 5.3 million people a year drive past The Ridge
- 3.95 million visitors at the Ridge District: Rochester, NH
- #3 ranked shopping center in the state of NH
- 216± luxury apartments
- 6,000 SF lawn for community events, concerts, outdoor movies, family fun!



THE  
**RIDGE**  
ROCHESTER, NH

## CONTACT US FOR MORE INFORMATION

CHRISTIAN STALLKAMP  
CSTALLKAMP@BOULOS.COM  
603.828.3818 CELL  
603.570.2696 DIRECT

KATHERINE GEMMECKE  
KGEMMECKE@BOULOS.COM  
603.427.1333 MAIN  
603.570.2685 DIRECT

© 2025 Boulos Holdings, LLC, d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and the The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

THE BOULOS COMPANY | 1 NEW HAMPSHIRE AVENUE, SUITE 207 | 603.427.1333 | WWW.BOULOS.COM



The Ridge is a Waterstone development.

THE RIDGE PHASE II | ROCHESTER, NH 03867



**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

***Right Now,  
You Are a  
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

***As a customer, you can expect a real estate licensee to provide the following customer-level services:***

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

***To Become a Client***

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

***As a client, in addition to the customer-level services, you can expect the following client-level services***

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

\_\_\_\_ consumer has declined to sign this form  
(Licensees Initials)

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.