

# 8 JENKINS COURT - OFFICE SPACES

8 Jenkins Court, Durham, NH 03824

**PROPERTY DESCRIPTION**

This private, secure office has 2 private spaces with a shared space. There is a common waiting room and kitchenette shared with 1 other office space. With easy walk to downtown businesses and campus this space is ideal for those serving UNH as well as the seacoast region.

**PROPERTY HIGHLIGHTS**

- Hosted a very successful restaurant that's easy walking distance to UNH campus
- Central heating and cooling system
- Heavy traffic count with daily count of 11,000 and pedestrian count
- Outdoor seating available

**OFFERING SUMMARY**

Lease Rate:	\$13.25 - 20.00 SF/yr (NNN)
Number of Units:	2
Available SF:	624 - 2,026 SF
Lot Size:	0.21 Acres
Building Size:	24,665 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,072	4,529	14,288
Total Population	4,700	18,638	42,111
Average HH Income	\$70,777	\$84,517	\$83,311

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## OFFICE FOR LEASE

# 8 JENKINS COURT-104 RETAIL OR OFFICE

8 Jenkins Court, Durham, NH 03824



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## OFFICE FOR LEASE

# 8 JENKINS COURT - OFFICE SPACE

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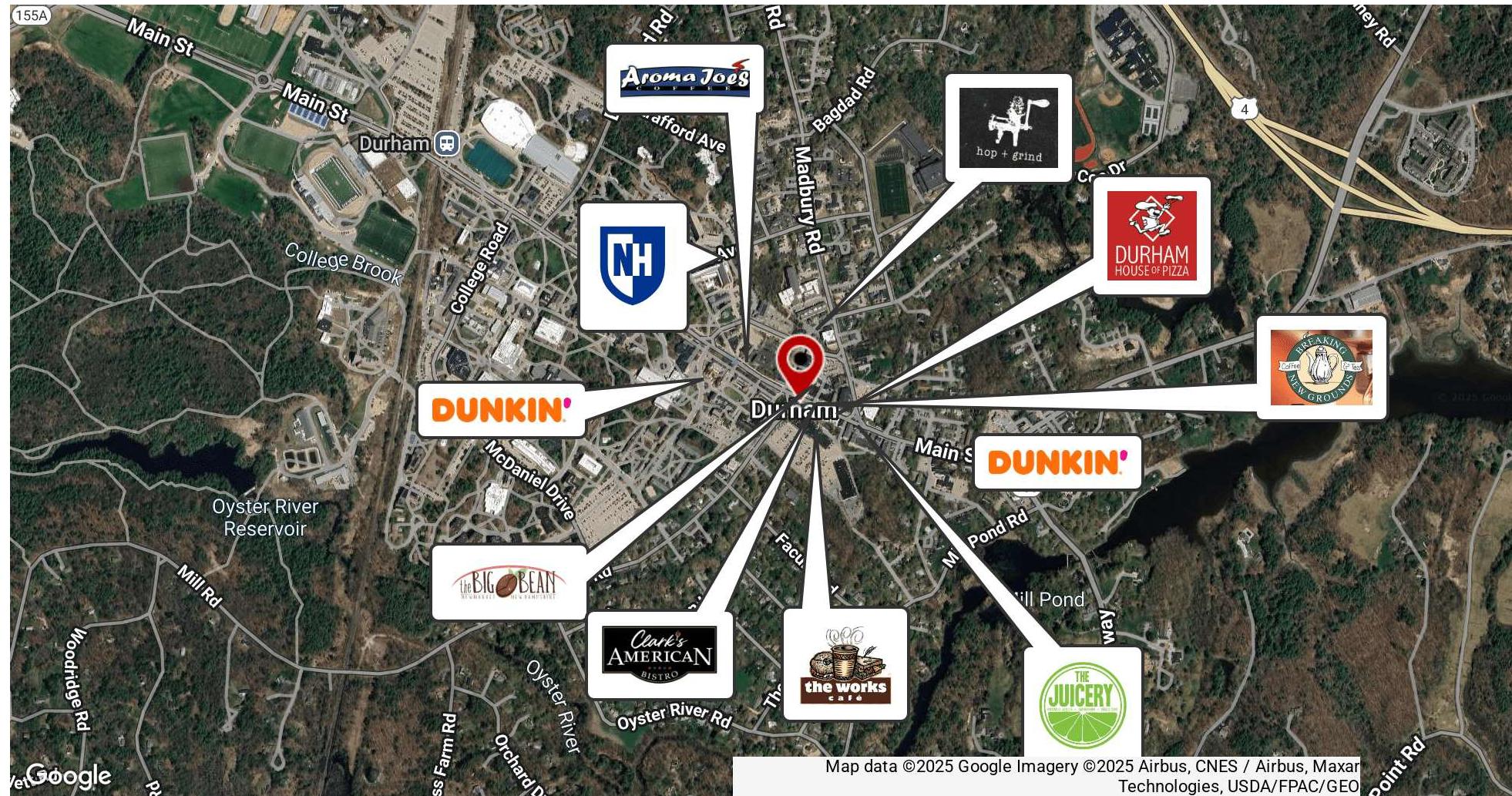
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# 8 JENKINS COURT - RETAIL SPACE

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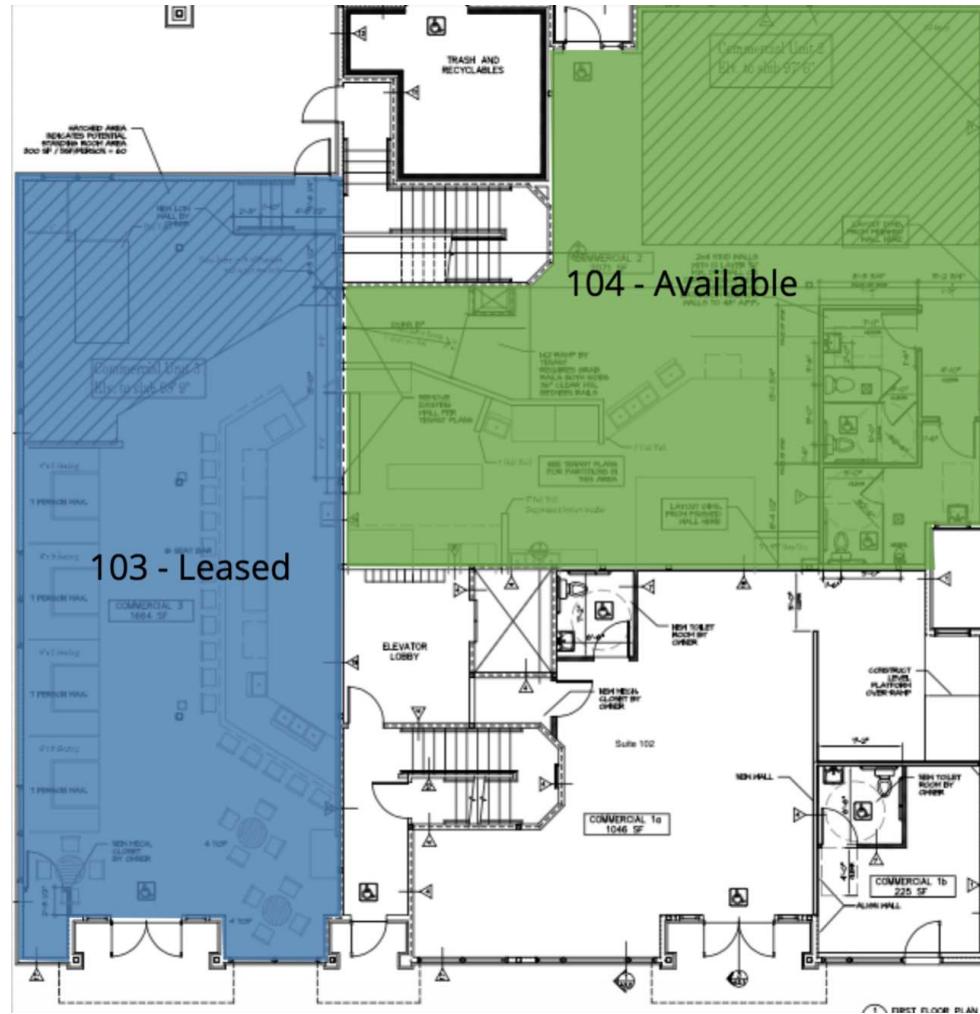
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# OFFICE FOR LEASE

## FLOOR PLAN OPTION 1

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## LOCATION DESCRIPTION

Downtown Durham is the heart of this college town. With close proximity to most of the academic buildings as well as where most of the off campus housing, the area is bustling for most of the year. Durham has some of the best demographics in the area and one of the most populated communities for over half the year. This building sits in the heart of it all with close proximity to 3 municipal lots and plenty of short term street parking on Main St., Jenkins Ct., and Pettee Brooke.

## LOCATION DETAILS

County	Strafford
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 months
Total Space:	624 - 2,026 SF	Lease Rate:	\$13.25 - \$20.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	Available	1,300 - 2,026 SF	NNN	\$20.00 SF/yr	This space is ideal for quick service and professionals looking for a first floor unit. As retail/cafe space, it has excellent access from the municipal lot on Pettee Brook. The optional kitchen has a walk in cooler and hood in place with plenty of plumbing and 2 large bathrooms.
Suite 401-2 & 3	Available	624 SF	NNN	\$13.25 SF/yr	Maximum lease period is 1 year. Elevator and reception area is included.

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