

8 JENKINS COURT - OFFICE SPACE

8 Jenkins Court, Durham, NH 03824



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	300 - 3,800 SF
LEASE RATE:	\$12.00 - 17.50 SF/yr (NNN)
LOT SIZE:	0.21 Acres
BUILDING SIZE:	24,665
ZONING:	CB

PROPERTY OVERVIEW

4th floor office space in the heart of Downtown Durham. This college town is the largest community on the seacoast for 9 months out of the year. This building is within a 5 min walking distance of over 2,000 off campus students and half of the on campus dormitories, which total is almost 10,000 students. Small spaces are difficult to find downtown Durham so this is one of the best spots available in the market. If you need small retail space that is easily accessible, look no further.

PROPERTY HIGHLIGHTS

- Easy walking distance to UNH campus
- Central heating and cooling system
- Heavy traffic count with daily count of 11,000 and pedestrian count
- Elevator and reception area for office space

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

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8 JENKINS COURT - OFFICE UNIT 403

8 Jenkins Court, Durham, NH 03824



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8 JENKINS COURT - OFFICE UNIT 402-2

8 Jenkins Court, Durham, NH 03824



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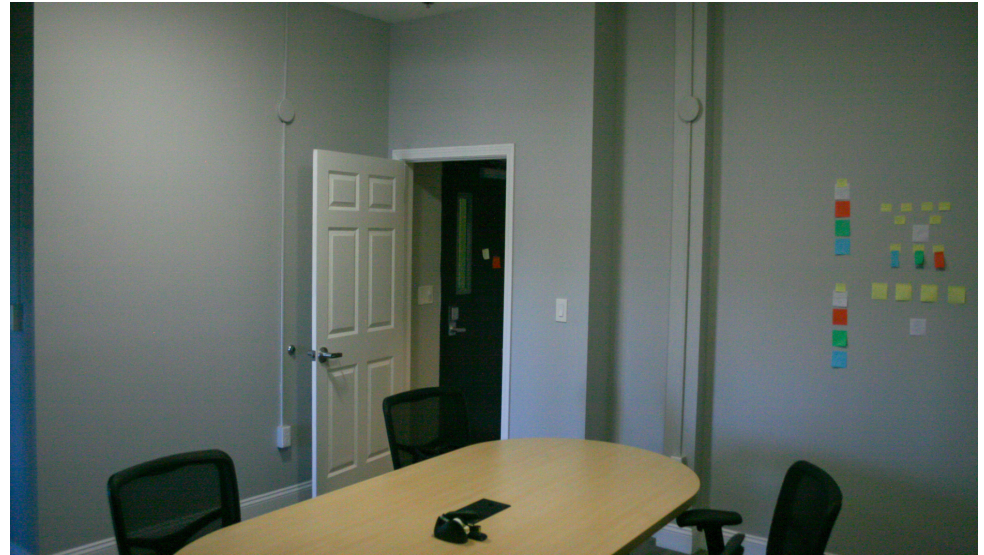
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8 JENKINS COURT - 401-1 OFFICE SPACE

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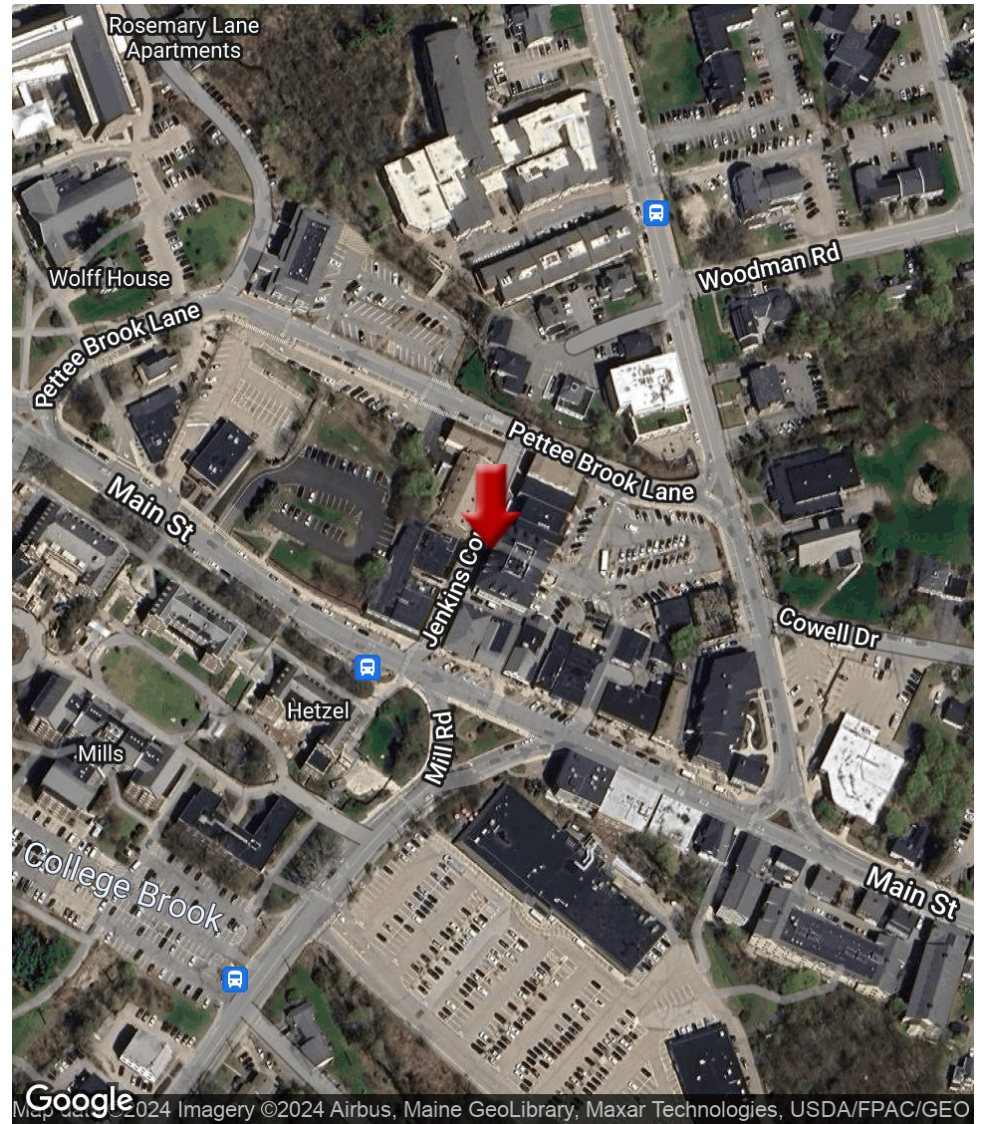
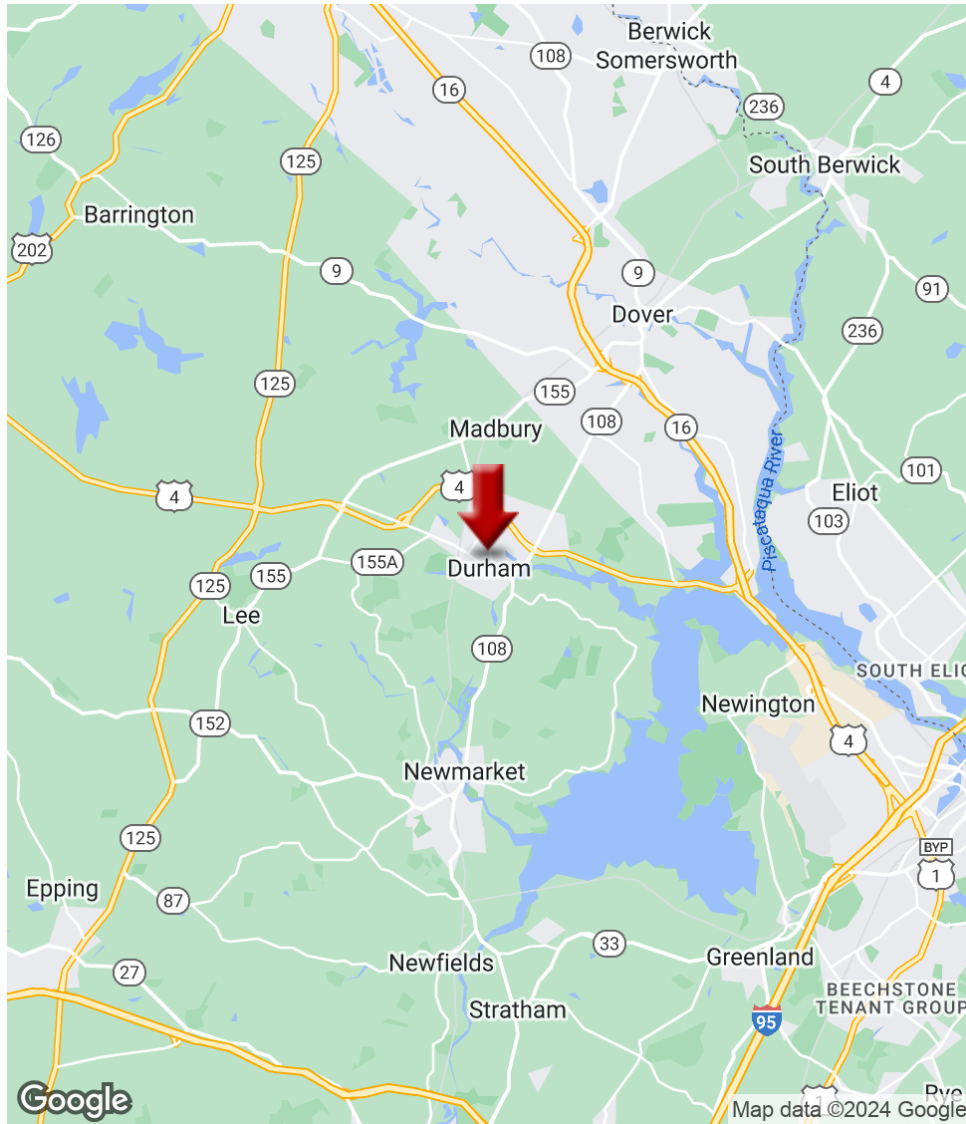
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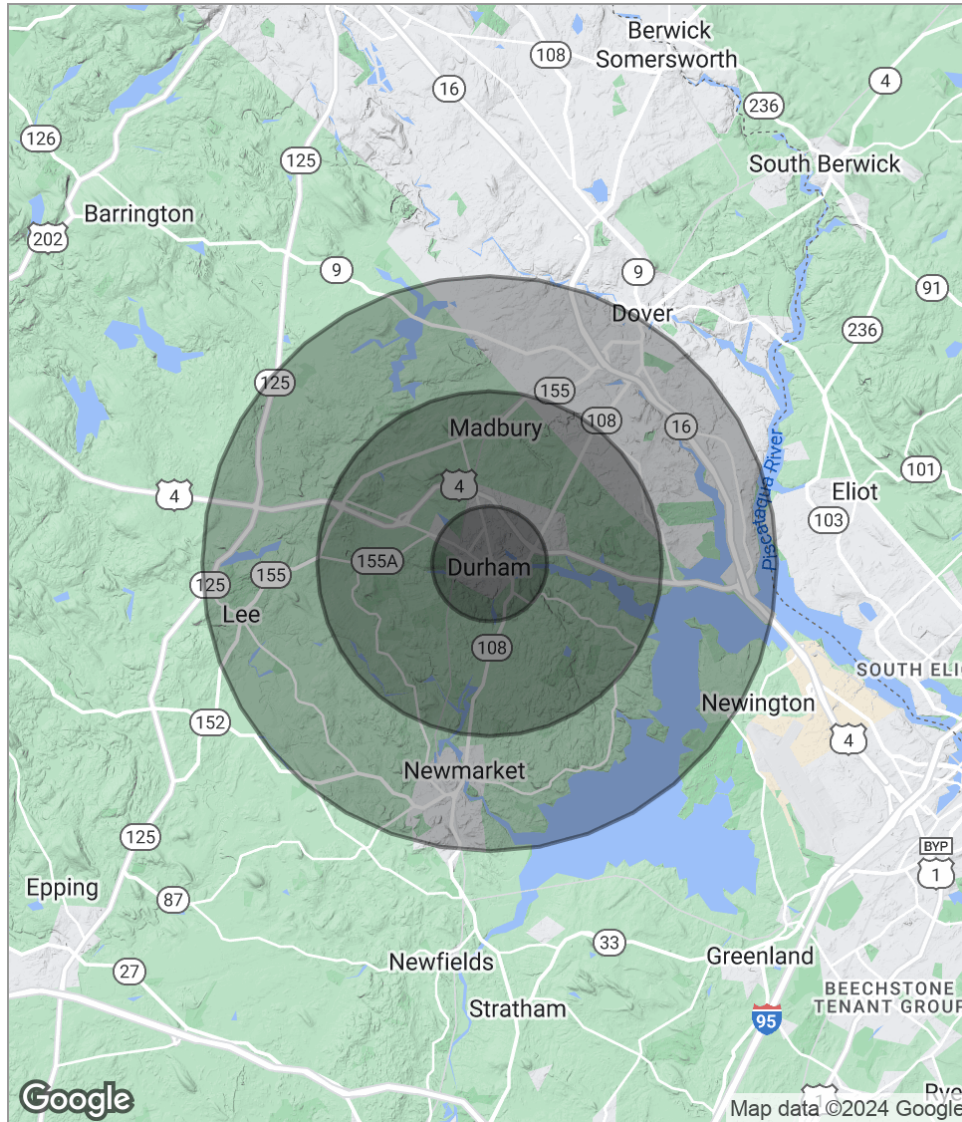
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,700	18,638	42,111
Median Age	22.2	25.6	32.7
Median Age (Male)	23.5	26.7	32.5
Median Age (Female)	20.9	24.4	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,072	4,529	14,288
# Of Persons Per HH	4.4	4.1	2.9
Average HH Income	\$70,777	\$84,517	\$83,311
Average House Value	\$383,386	\$394,864	\$366,817

* Demographic data derived from 2020 ACS - US Census

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8 JENKINS COURT - AVAILABLE SPACE

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 401-1	Available	516 SF	NNN	\$12.00 SF/yr	-
Suite 401-2 & 3	-	472 SF	NNN	\$10.00 SF/yr	-
Suite 402-3	-	210 SF	NNN	\$12.00 SF/yr	-
Suite 402-4	-	205 SF	NNN	\$10.00 SF/yr	-
Suite 406	-	305 SF	NNN	\$10.00 SF/yr	-
Suite 102 - Street Level Retail	-	1,046 SF	NNN	\$15.00 SF/yr	-
Suite 405 - Private Office	-	186 SF	NNN	\$12.00 SF/yr	-
Suite 403	Available	300 SF	NNN	\$12.00 SF/yr	Found in the downtown, this recently renovated office would be perfect for a small office space tenant.
Suite 402-1	-	371 SF	NNN	\$12.00 SF/yr	This suite would be perfect for a small office space tenant. Situated right next to the University of New Hampshire for businesses that need skilled college students, this is the perfect space for that. The quaint 4th floor has an elevator and men's and women's bathroom.
Suite 402-2	Available	345 SF	NNN	\$12.00 SF/yr	-
Suite 103	Available	2,500 - 3,800 SF	NNN	\$17.50 SF/yr	Hard to find restaurant space now available! This space has a bar, hood, and walk in cooler already in place. The landlord is updating the space to make a a 1,300 cafe space and 2,500 smaller restaurant space. The large bar, kitchen, and dining area can easily handle 50 seats.
Suite 104	Available	1,300 - 3,800 SF	NNN	\$15.00 SF/yr	Hard to find restaurant space now available! This space has a bar, hood, and walk in cooler already in place. The landlord is updating the space to make a a 1,300 cafe space and 2,500 smaller restaurant space. The large bar, kitchen, and dining area can easily handle 50 seats.

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