



For Lease

# 1st Floor Office Space

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## 4 Tinkham Avenue Derry, NH

### Property Highlights

- 4,000± SF of 1st floor office space consisting of a large open area, 4 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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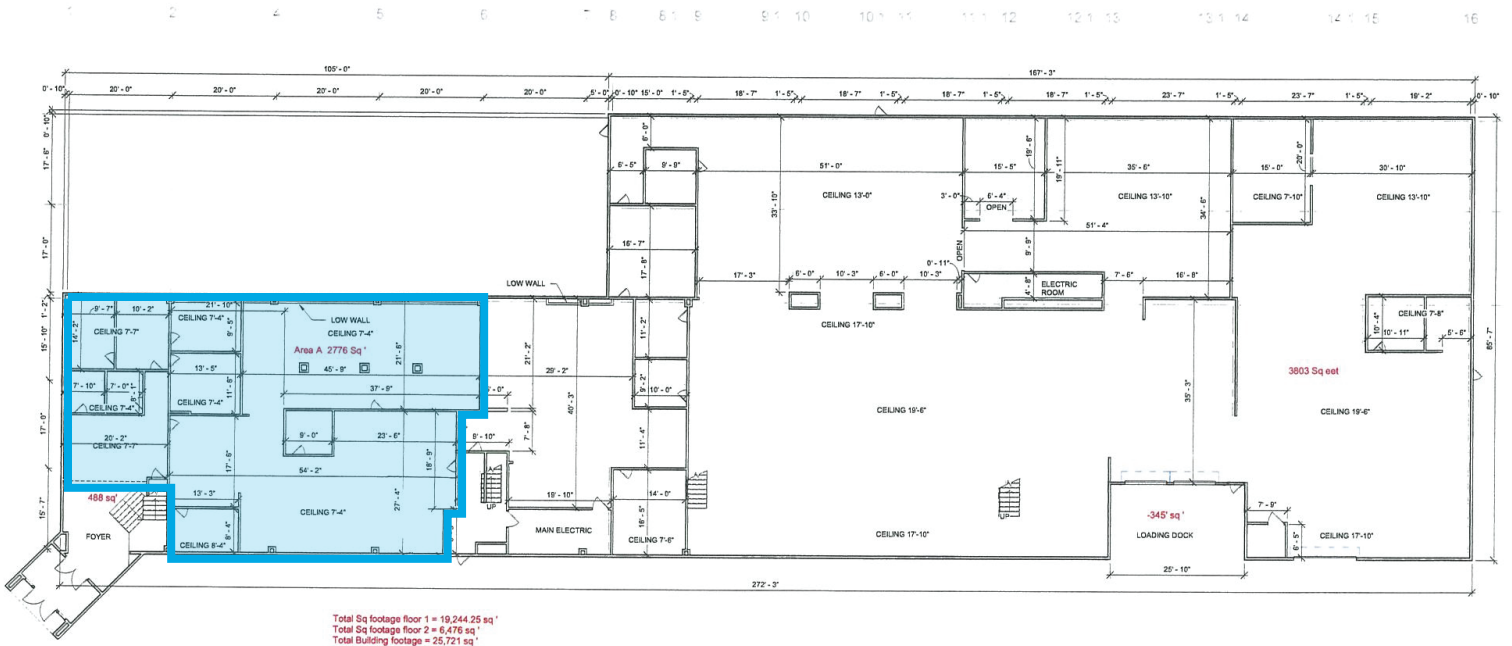
## Specifications

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:	4,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial 4
Parking:	50 spaces
2025 NNN Expenses:	\$2.58 PSF
Lease Rate:	\$16.00 NNN



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# 1st Floor Plan



 Available Space