



For Lease

# Highly Visible Office Suite

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## 120 Washington Street Rochester, NH

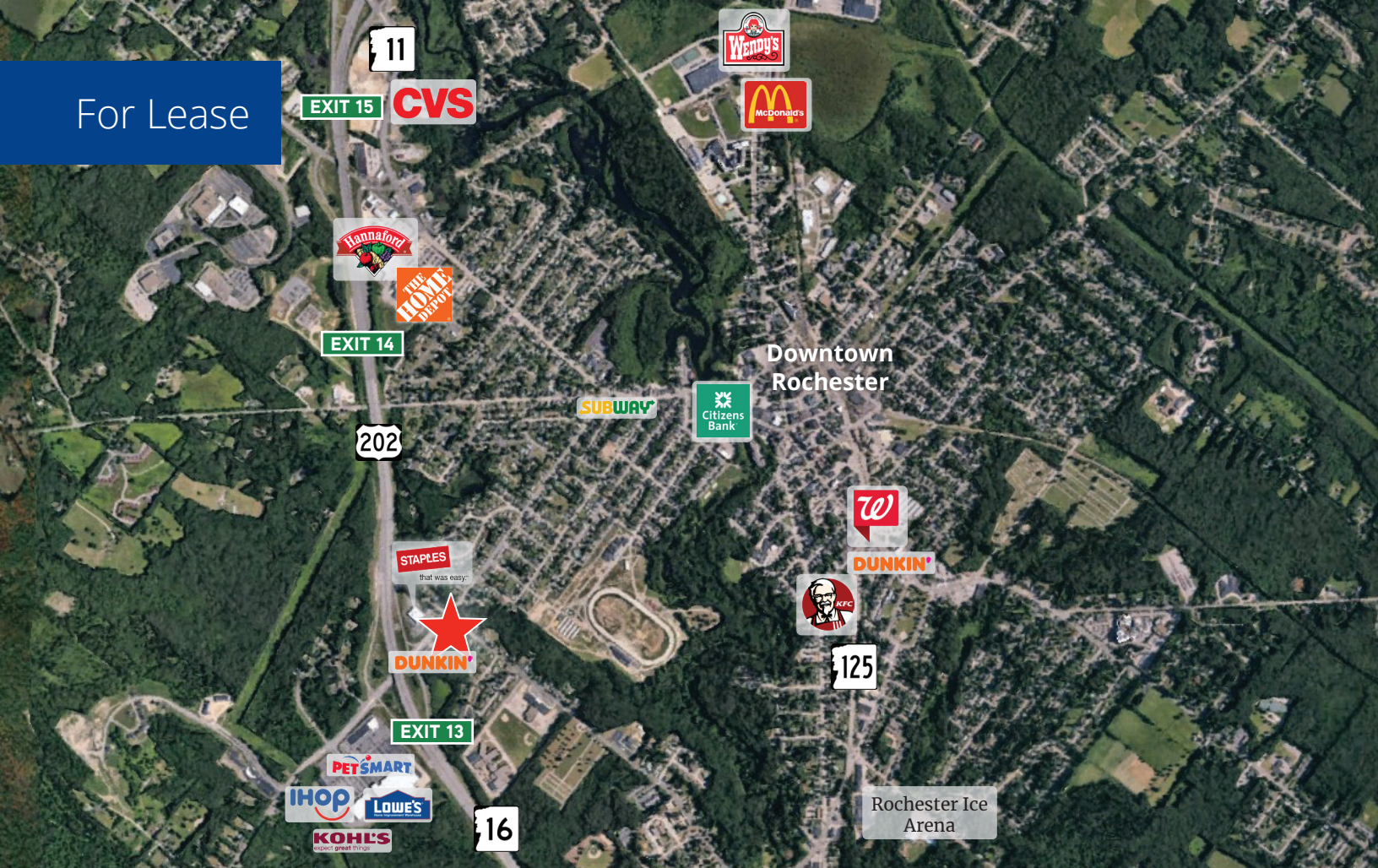
### Property Highlights

- One office suite is available for lease in a 3-story professional office building with great roadside signage
- Suite 103 is 1,500± SF on the 1st floor and consists of a waiting area, reception, a large exam area, a lab, kitchen, and 2 restrooms
- Join these tenants: Adult & Pediatric Dermatology; Becket Family Services; Edward Jones; Groen Construction; Illuminate NE, LLC; Novella Infusion Rochester; Options for Women; OneMain Financial; United Insurance; and Word Radio
- Conveniently located off of Exit 13, Route 16

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## Specifications

Address:	120 Washington Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	2013
Total Building SF:	20,475±
Available SF:	Suite 103: 1,500± @ \$16.00 NNN Suite 104: 1,841± @ \$16.00 NNN <b>LEASED</b>
Floors:	3
Acreage:	1.68±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Highway C
Parking:	Ample on-site
Elevator:	Yes
2024 NNN Expenses:	\$6.97 PSF • CAM: \$3.90 • Taxes: \$3.07
Accessibility:	Conveniently located off of Exit 13, Route 16



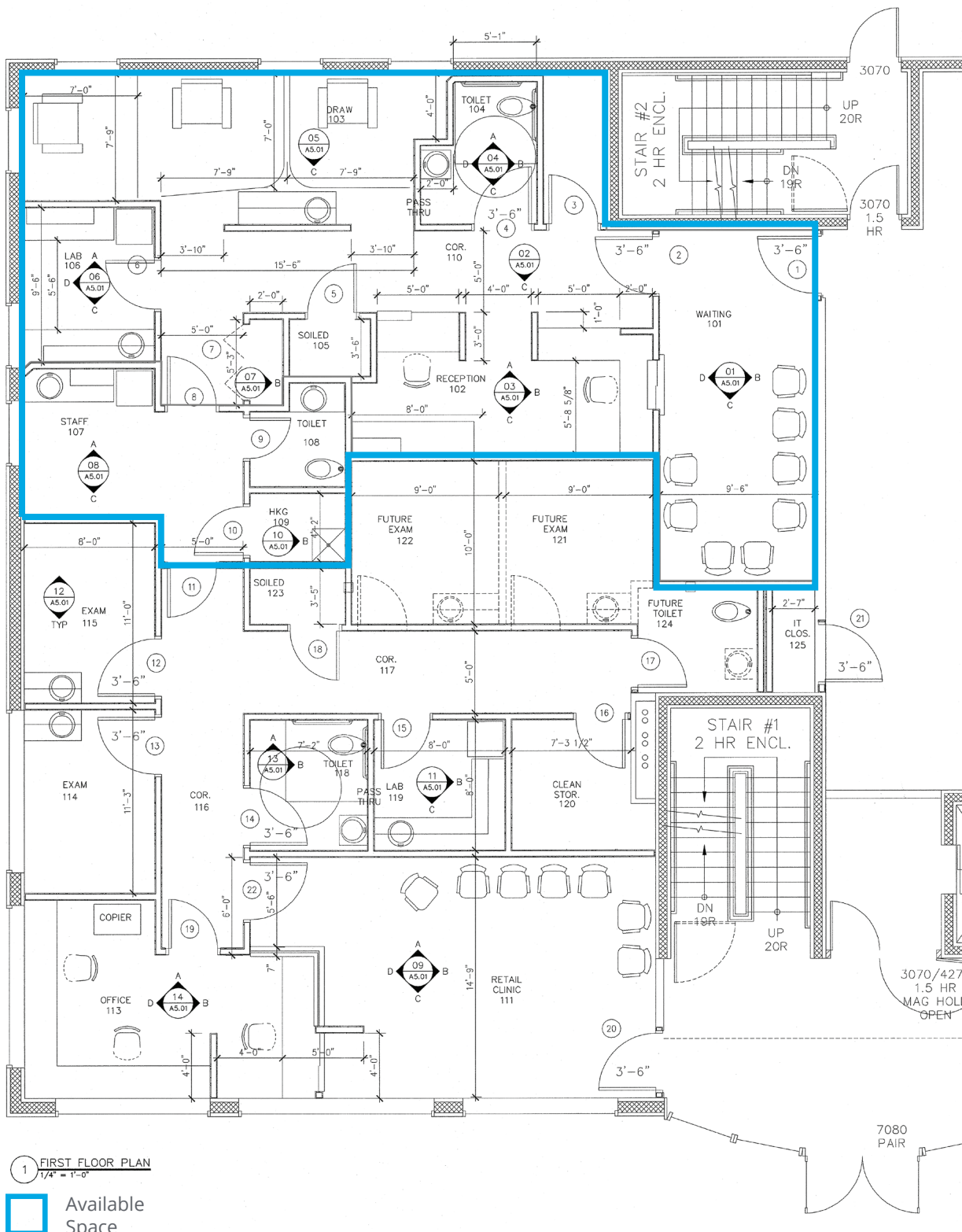
### Contact us:

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# Suite 103 Floor Plan



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Scale: AS NOTED  
Project Number: 788.00  
Date: 11-20-2013  
Revisions:



PERMIT SET

A1.01

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