



For Lease

Highly Visible Office Suite

Abigail K. Bachman

Vice President
+1 603 206 9644
abby.bachman@colliers.com



210 Commerce Way, Suite 350
Portsmouth, NH 03801
+1 603 433 7100
colliersnh.com

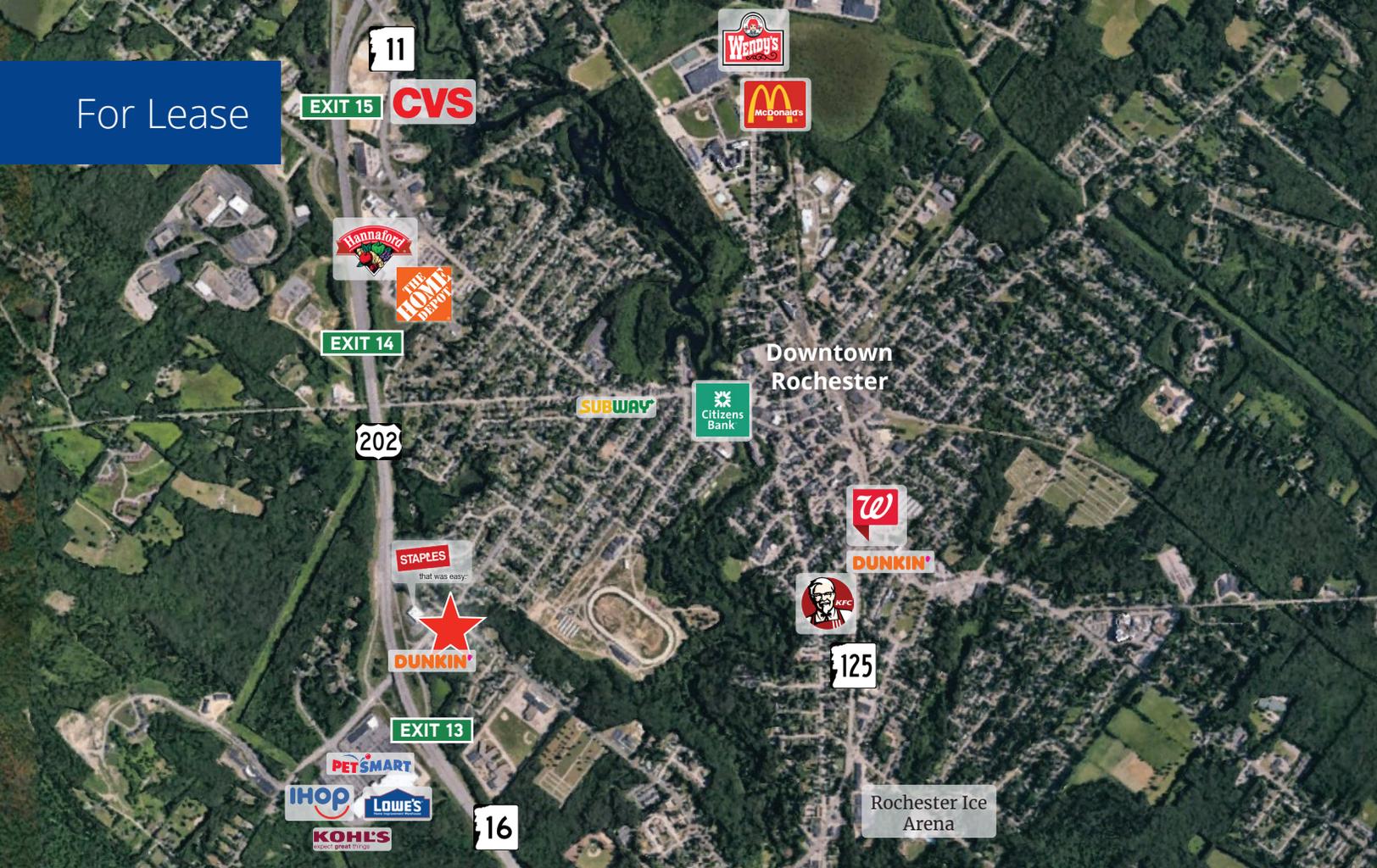
120 Washington Street Rochester, NH

Property Highlights

- One office suite is available for lease in a 3-story professional office building with great roadside signage
- Suite 203 is 1,201± SF on the 2nd floor and consists of 3 private offices, a conference room, 2 cubicle style built-ins, and a kitchen
- Join these tenants: Adult & Pediatric Dermatology; Becket Family Services; Edward Jones; Fastest Labs; 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

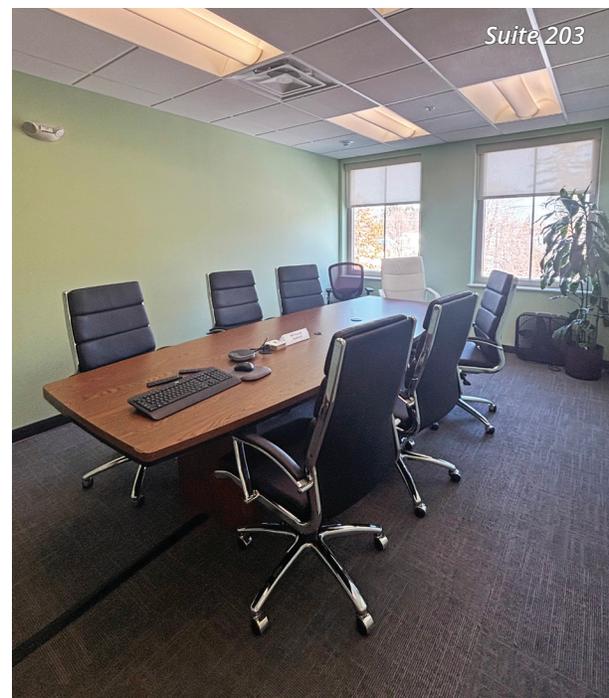
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Lease

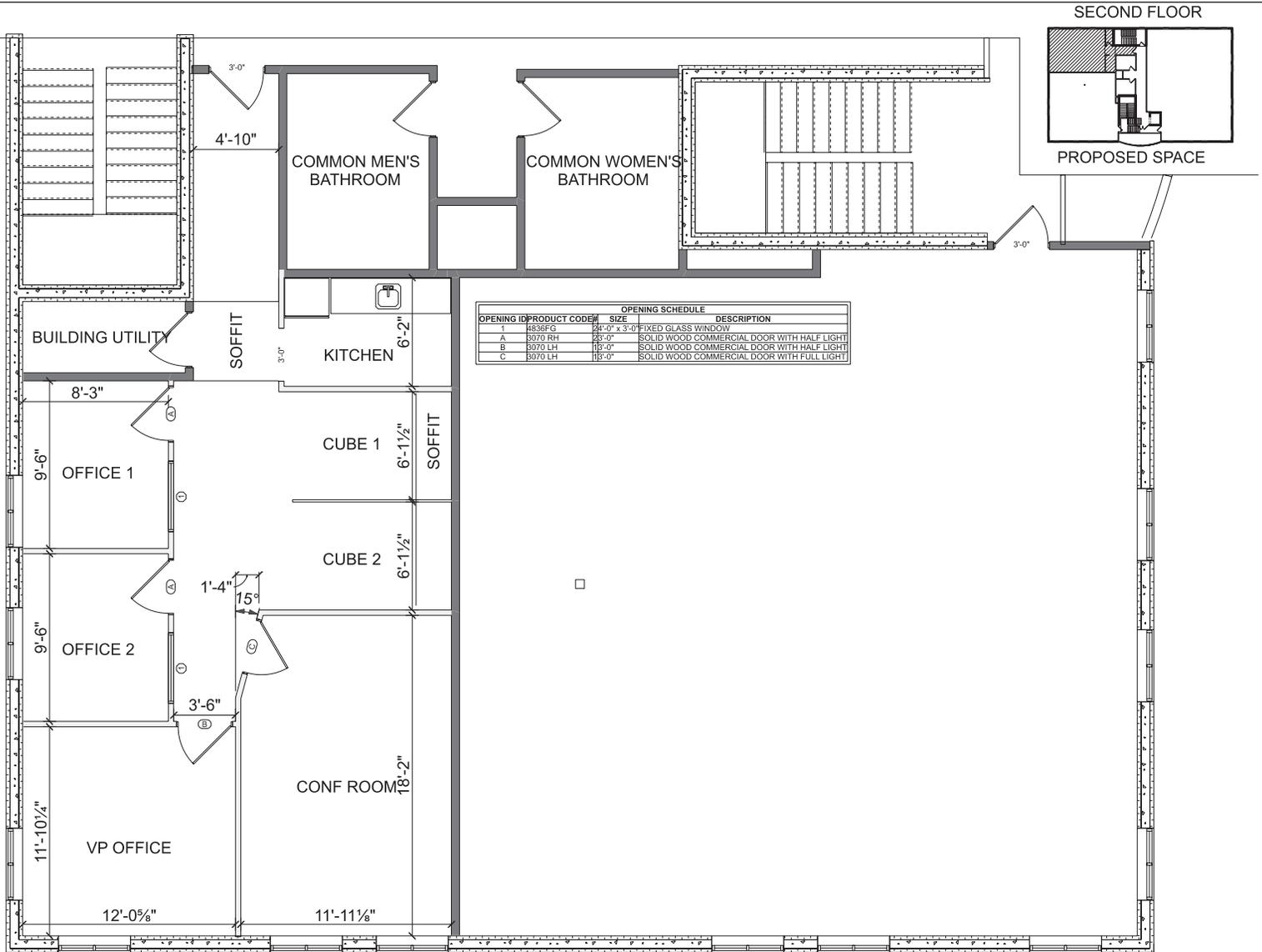


Specifications

Address:	120 Washington Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	2013
Total Building SF:	20,475±
Available SF:	Suite 203: 1,201±
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
Lease Rate:	\$14.50 NNN



Suite 203 Floor Plan



120 WASHINGTON STREET SUITE 302
ROCHESTER, NH 03867 ~ TEL: (603)332-6551

SCALE: 3/8"=1' (24X36)

SCALE: 3/16"=1' (12X18)

DRAWN BY: JMG

DATE: APRIL 25, 2025

DRAWINGS

REVISION

REV1 2025-04-25

A1

120 WASHINGTON STREET - SUITE 203