



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 302 is 2,063± SF on the 3rd floor and consists of a reception area, 6 private offices, a conference room, 2 cubicle style built-ins, and a kitchen
- Building is well-maintained with excellent natural light and ample on-site parking
- Join these tenants: Adult & Pediatric Dermatology; Becket Family Services; Edward Jones; Fastest Labs; Granite Discovery; Illuminate NE, LLC; Novella Infusion Rochester; Options for Women; OneMain Financial; United Insurance; and Word Radio
- Conveniently located off Exit 13, Route 16

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Specifications

Address:	120 Washington Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	2013
Available SF:	Suite 302: 2,063±
Floors:	3
Acreage:	1.68±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Highway C
Parking:	Ample on-site
Elevator:	Yes
2026 NNN Expenses:	\$6.23 PSF
Accessibility:	Conveniently located off of Exit 13, Route 16
Lease Rate:	\$16.00 NNN



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Suite 302 Floor Plan

