

FOR LEASE | FLEX / R&D / LAB / OFFICE

35 & 35E INDUSTRIAL WAY, ROCHESTER, NH 03867



PROPERTY DETAILS

The Boulos Company is pleased to present several professional office, flex, R&D, and lab leasing options at Technology Park, 35 & 35E Industrial Way in Rochester, New Hampshire.

- Up to 79,053± SF available
- Building 35: Office
2,900± SF - 27,562± SF with multiple subdivision options on the Second Floor
- Building 35E: Flex/R&D/Lab/Office
5,000± SF - 51,491± SF on the 1st & 2nd Floors
- Buildings are well maintained and professionally managed
- 1200 Amp/480 V/3-Phase (per floor - Building 35E)
- Ample parking & on-site day care
- Easy access off the Spaulding Turnpike
- Office Lease Rate: \$7.50-\$8.50/SF NNN
- Light Industrial Lease Rate: \$5.00/SF NNN



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35 - PROPERTY SUMMARY

BUILDING SIZE 210,000± SF | Total available square footage in Buildings 35 & 35E is 79,053± SF.

LEASING OPTIONS	35 INDUSTRIAL WAY	AVAILABLE SF	LEASE RATE
Entire Second Floor	27,562± SF	\$7.50/SF NNN (as is)	
Unit A	13,400± SF	\$7.50/SF NNN (as is)	
Unit B	14,162± SF	\$7.50/SF NNN (as is)	
Unit B - Option 1:	2,900± SF	\$8.50/SF NNN	
Unit B - Option 2:	3,366± SF	\$8.50/SF NNN	
Unit B - Option 3:	3,754± SF	\$8.50/SF NNN	

EXPANDED LEASING OPTION The flex/R&D/lab space in Building 35E can be converted to office use, creating the potential to combine second-floor space in both buildings for up to 70,972± SF of contiguous office space. Inquire for details.

YEAR BUILT • Built in 1989 & 1994
• Renovated in 2012 with recent upgrades in 2023

ZONING Industrial 2

FLOOR PLAN Available upon request

SPRINKLER Yes, wet system

UTILITIES • Municipal water & sewer
• Solar installation proposed

HVAC • Gas; forced air (package rooftop)
• Cooling & Heating throughout

RESTROOMS Common

PARKING Ample on-site parking

NNN EXPENSES (Estimated 2026) \$2.95/SF±
• NNN's include tenant's heat expense
• Tenant responsible for pro rate of electric, en-suite janitorial, and internet/phone.

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35 & 35E INDUSTRIAL WAY, ROCHESTER, NH 03867



35E - PROPERTY SUMMARY

BUILDING SIZE	210,000± SF Total available square footage in Buildings 35 & 35E is 79,053± SF.		
LEASING OPTIONS	35E INDUSTRIAL WAY	AVAILABLE SF	LEASE RATE
	Entire Second Floor (Subdividable down to 5,000± SF)	24,929± SF	\$7.50 - \$8.50/SF NNN (as is)
	First Floor (Flex/Light Industrial)	18,481± SF	\$5.00/SF NNN (as is)
EXPANDED LEASING OPTION	The flex/R&D/lab space in Building 35E can be converted to office use, creating the potential to combine second-floor space in both buildings for up to 70,972± SF of contiguous office space. Inquire for details.		
YEAR BUILT	<ul style="list-style-type: none">Built in 1989 & 1994Renovated in 2012 with recent upgrades in 2023		
ZONING	Industrial 2		
FLOOR PLAN	Available upon request		
FLOOR LOAD	Strong floor load built for electrical manufacturing		
SPRINKLER	Yes, wet system		
UTILITIES	<ul style="list-style-type: none">Municipal water & sewerSolar installation proposedPower: 1200 Amp/480V/3-Phase per floor. Busway duct for high capacity electrical distribution in place on second floor.		
HVAC	<ul style="list-style-type: none">Gas; forced air (package rooftop)Cooling & Heating throughout		
LOADING DOCKS	<ul style="list-style-type: none">Shared via freight elevator(1) loading dock with leveler(1) Drive-in		
RESTROOMS	Common and en suite (first floor)		
PARKING	Ample on-site parking		
NNN EXPENSES (Estimated 2026)	\$2.95/SF± <ul style="list-style-type: none">NNN's include tenant's heat expenseTenant responsible for pro rate of electric, en-suite janitorial, and internet/phone.		

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LOCATION DESCRIPTION

Rochester is one of the largest cities in New Hampshire and an ideal destination in which to live and do business!

In Rochester, you will find a rapidly growing community that continues to attract commercial and industrial companies with quality employment opportunities throughout the area. The many business parks of varying sizes have room for expansion, and Rochester is an ideal location for businesses seeking quality workforce, low business costs and a vital and business-friendly climate. Due to its entrepreneurial spirit, Rochester serves as the seacoast hub for innovation. With many commercial centers around the City, Rochester also serves as a regional shopping destination, offering a vibrant collection of nationally known stores and independently owned shops. Rochester is proud to be a Main Street community with an active Rochester Main Street organization that works to actively engage its downtown businesses.

Rochester offers excellent access by air, highway, rail and water to national and global markets. The Spaulding Turnpike a multi-lane, limited access highway with six exits within the City. This expressway provides easy access to Interstate 95, the Pease International Airport, Boston's Logan Airport, Manchester International Airport, the Portland International Jetport and the Port of Portsmouth. In addition to the turnpike, major highways in Rochester also include Routes 11, 108, 125, and 202.

Rochester is well known for its arts, cultural and recreational amenities. The historic Rochester Opera House provides live performances including music, dance, theater and also offers the Rochester Performance & Arts Center for developing performing artists. The Rochester Museum of Fine Arts provides public art exhibits in several locations throughout the City. In addition, craft galleries, antiques and collectible shops are offered. Musical entertainment is featured at several venues and offers outdoor concerts in the summer. The Rochester Fair is the state's longest-running agricultural fair attracting thousands of visitors to the city.

Rochester is a great choice in which to live and do business. Rochester has been ranked among the top communities for quality of life. It's widely recognized high quality of life along with its supportive and friendly environment make it the best choice of destinations to live or do business. Source: Rochester Chamber of Commerce (www.rochesternh.org)



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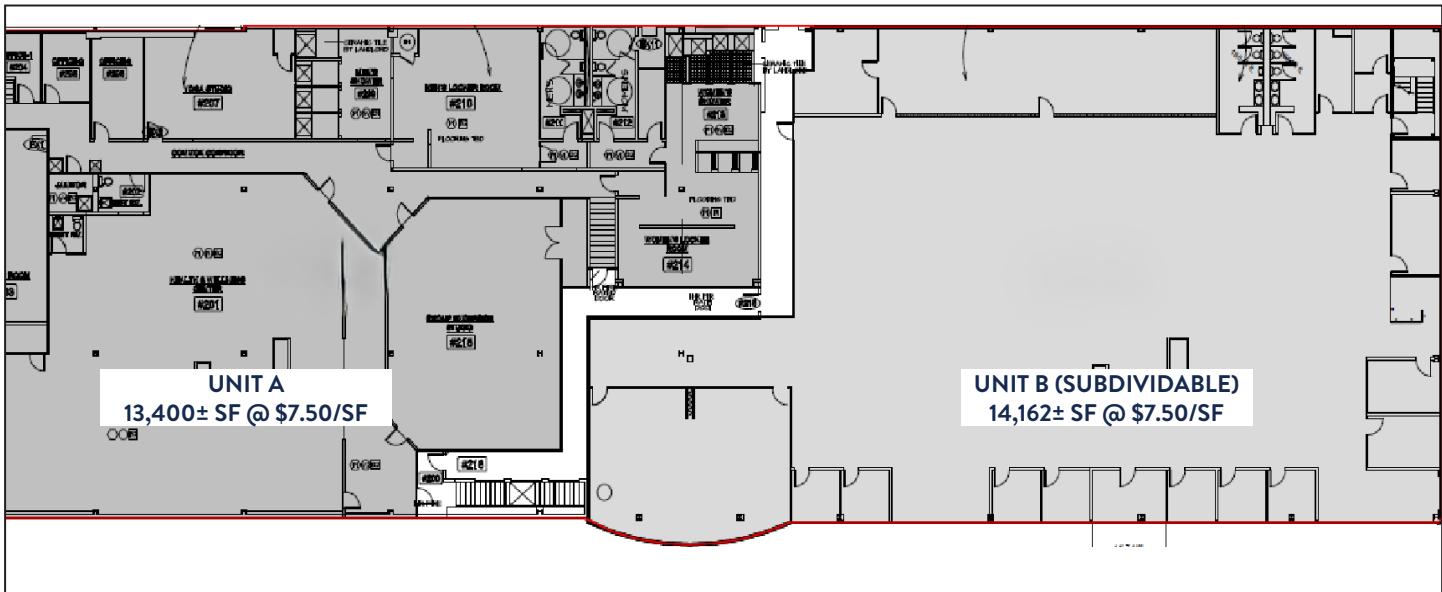
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FLOOR PLANS | 35 INDUSTRIAL WAY

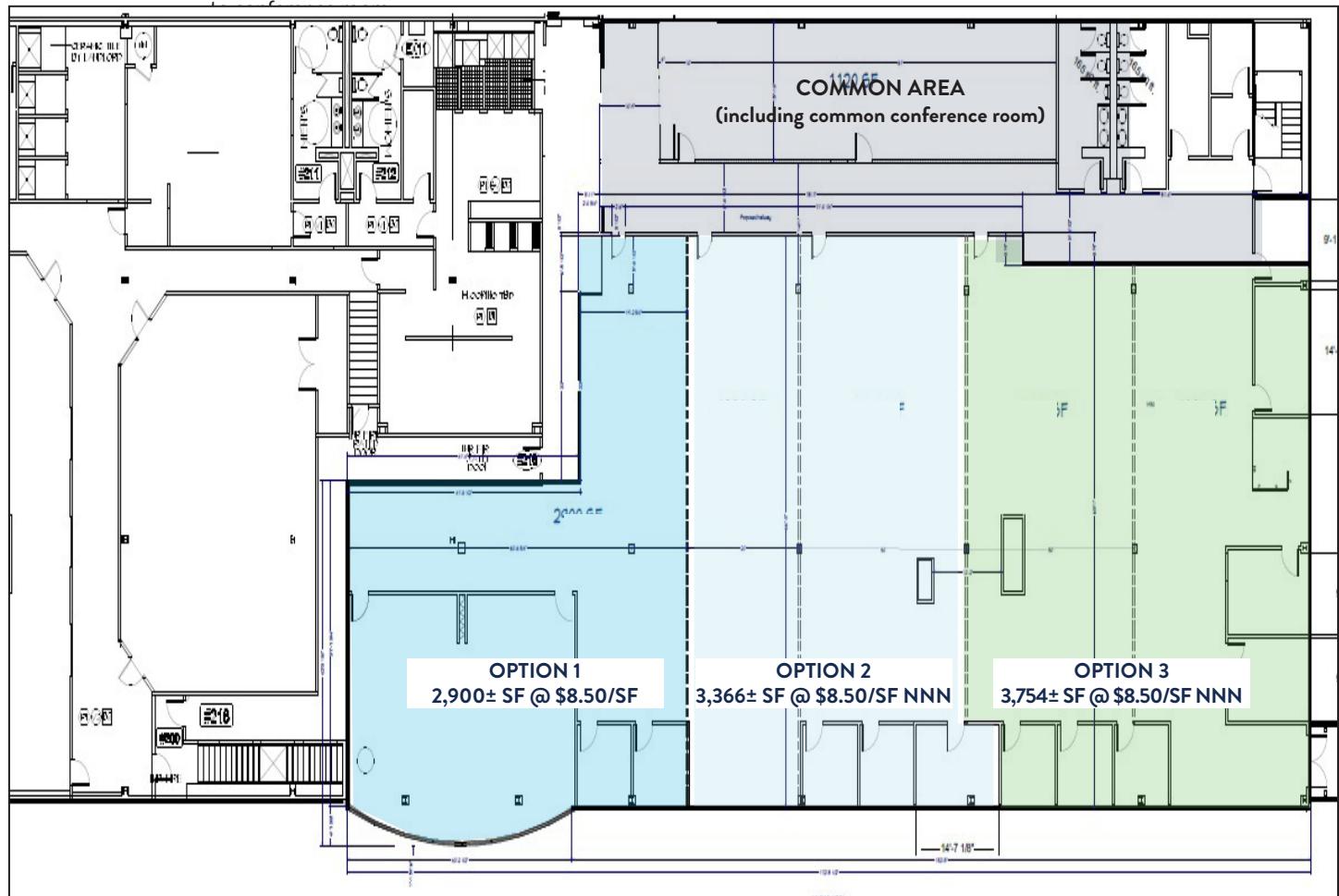
Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and use as a guide only.

UNITS A & B (ENTIRE 2ND FLOOR) | $27,562 \pm \text{SF}$ @ \$7.50 - \$8.50/SF NNN



UNIT B (SUBDIVISION OPTIONS)

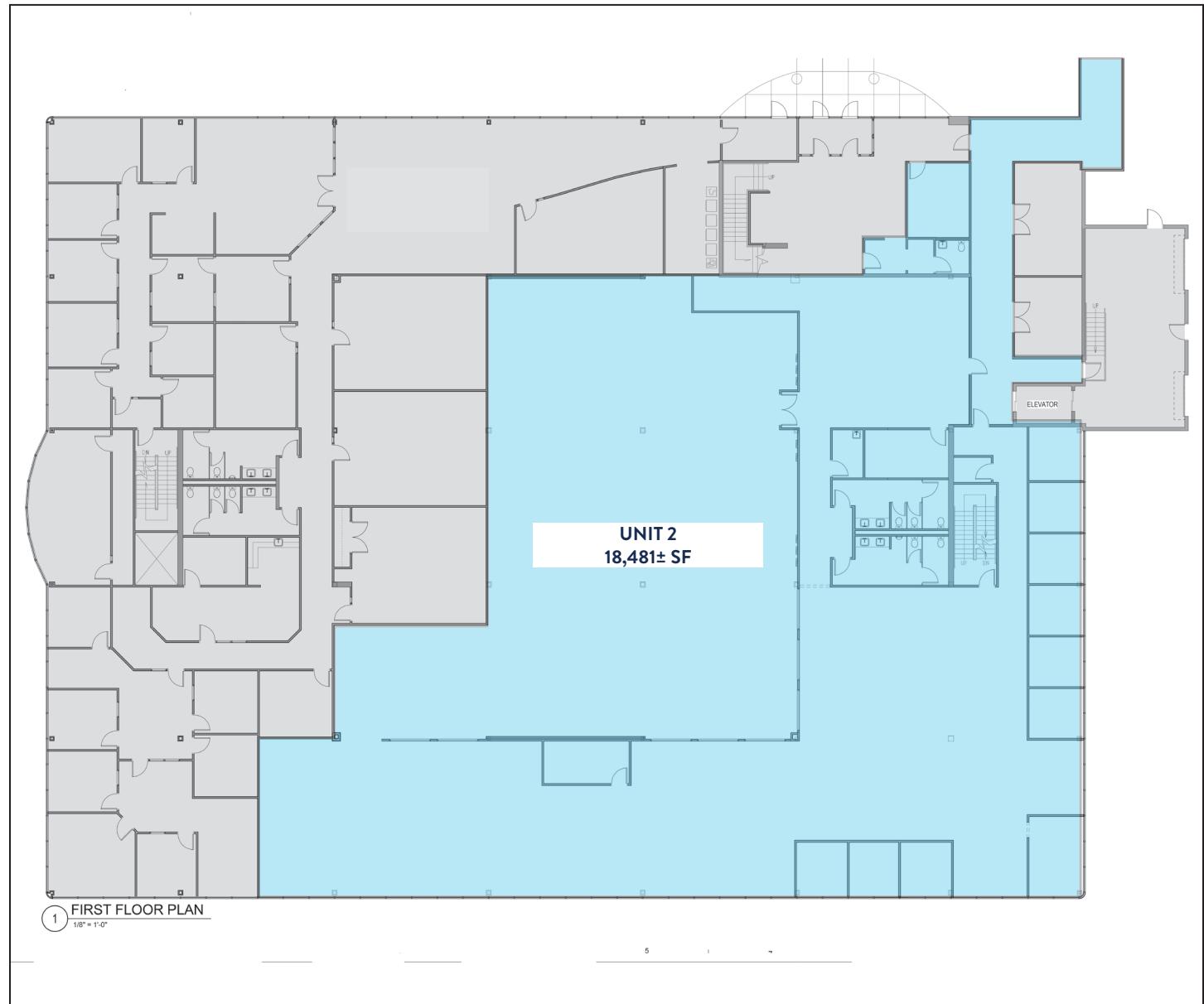
Subdivided suites will have a common area factor added. Tenants to have shared access



FLOOR PLANS | 35E INDUSTRIAL WAY

Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and use as a guide

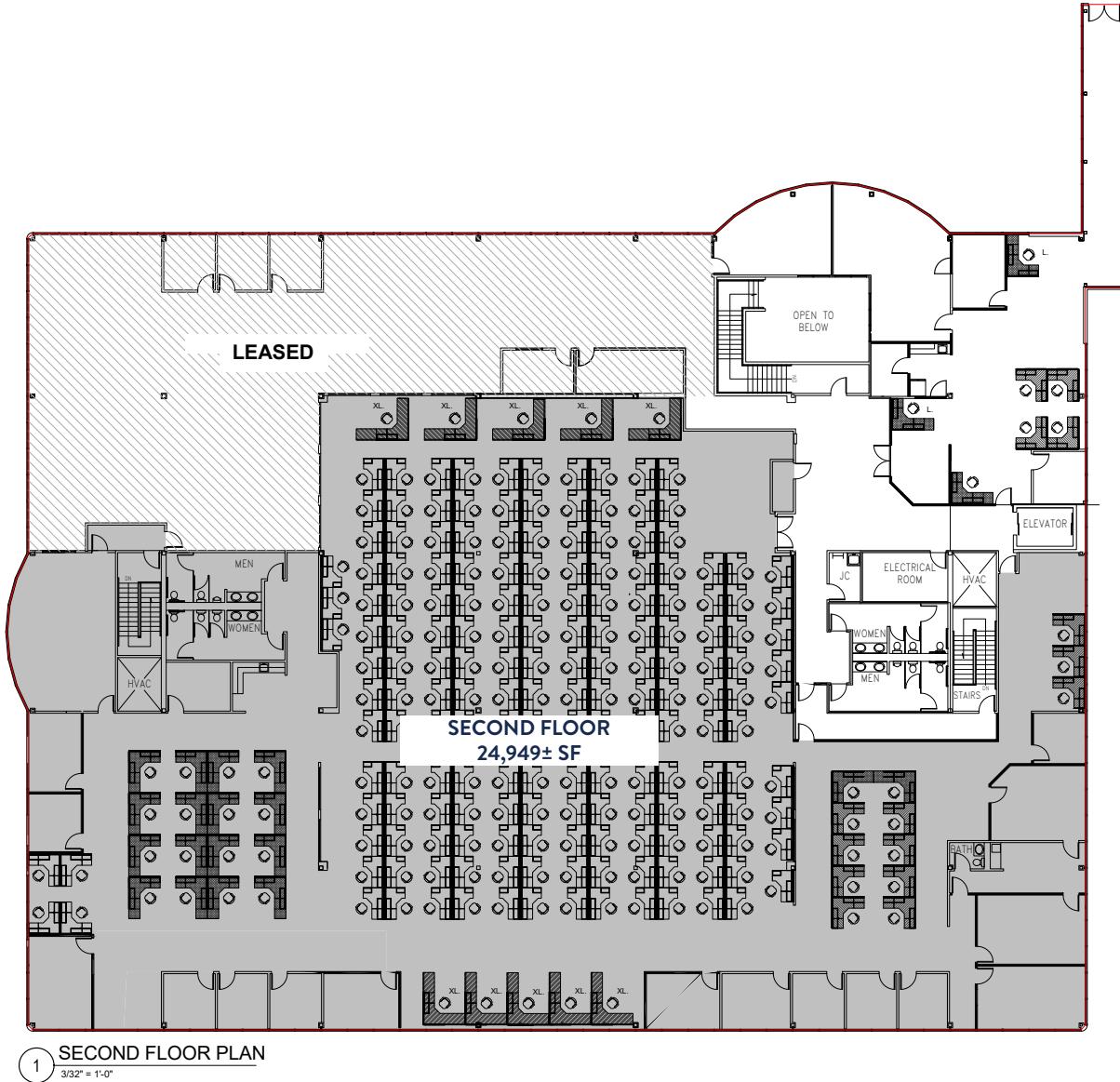
FIRST FLOOR | 18,481± SF @ \$5.00/SF NNN (AS-IS)



FLOOR PLANS | 35E INDUSTRIAL WAY

Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and use as a guide

SECOND FLOOR | $24,929 \pm \text{SF}$ @ \$7.50 - \$8.50/SF NNN



BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

<p>Right Now, You Are a Customer</p> <p>As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.</p> <p>As a customer, you can expect a real estate licensee to provide the following customer-level services:</p> <ul style="list-style-type: none"> • To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate; • To treat both the buyer/tenant and seller/landlord honestly; • To provide reasonable care and skill; • To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction; • To comply with all state and federal laws relating to real estate brokerage activity; and • To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance. 	<p>To Become a Client</p> <p>Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.</p> <p>As a client, in addition to the customer-level services, you can expect the following client-level services</p> <ul style="list-style-type: none"> • Confidentiality; • Loyalty; • Disclosure; • Lawful Obedience; and • Promotion of the client's best interest. • For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord. • For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant. <p>Client-level services also include advice, counsel, and assistance in negotiations.</p>
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For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

<p>I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01). I understand as a customer I should not disclose confidential information.</p>			
Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer		Date	Signature of Consumer
Date		Date	
Provided by: Name & License #		(Name and License # of Real Estate Brokerage Firm)	
<p>_____ consumer has declined to sign this form (Licensees Initials)</p>			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.