



FOR LEASE

14 CENTRAL PARK DRIVE

HOOKSETT, NEW HAMPSHIRE 03106

SUITES AVAILABLE FROM 8,000 TO 60,000SF



PROPERTY INFORMATION

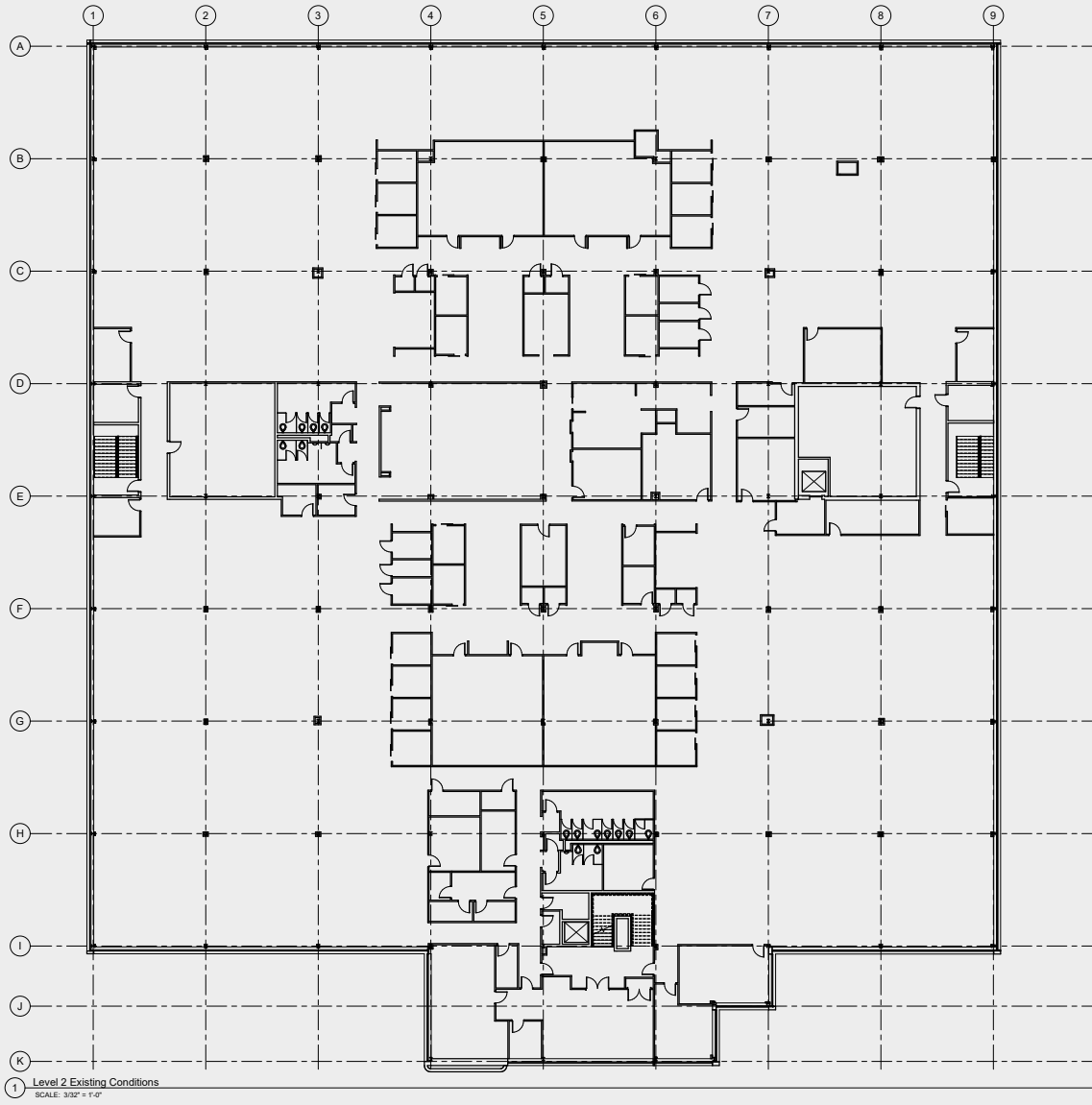
The 14 Central Park Drive property is prominently sited on a knoll that commands great views of the surrounding countryside and beyond. The property was constructed by the ownership. Landlord will work with tenants to provide workable floor plans for growing business concerns to accommodate a variety of needs. While the entire upper floor is currently an open concept, modifications can be implemented to create a whole floor plate or subdivide to smaller tenancies with shared amenities. The property lends itself well to a corporate headquarters; software/tech firm; educational purposes or medical facility. The mature landscaping is a stunning venue to welcome clients while employees have the enjoyment of convenient commuting and an environment of walking areas, outdoor lunch areas, and a peaceful and serene workplace.

Office Type	Class A Office/Medical Park
Lot Size	15.07 acres
Total Building Size	121,952 +/- s.f.
Total Available	8,000 to 59,955 +/- s.f., Divisible
Date Available	Immediately
Parking Spaces	666 Parking Spaces for Entire Bldg. 5.3 ratio
Generator	Emergency Generator Services 100% of Building
Zoning	MUD3 - Commercial
Year Built	1987, 2nd fl. Renovation in 2019
Ceiling Height	Standard Office Height
No. Stories	Two
Highway Access	Immediate Access to both 93 and 293

IMMACULATE, BEAUTIFULLY LANDSCAPED CLASS A OFFICE BUILDING WITH STUNNING VIEWS AND CONVENIENT HIGHWAY ACCESS; NEARBY AMENITIES.

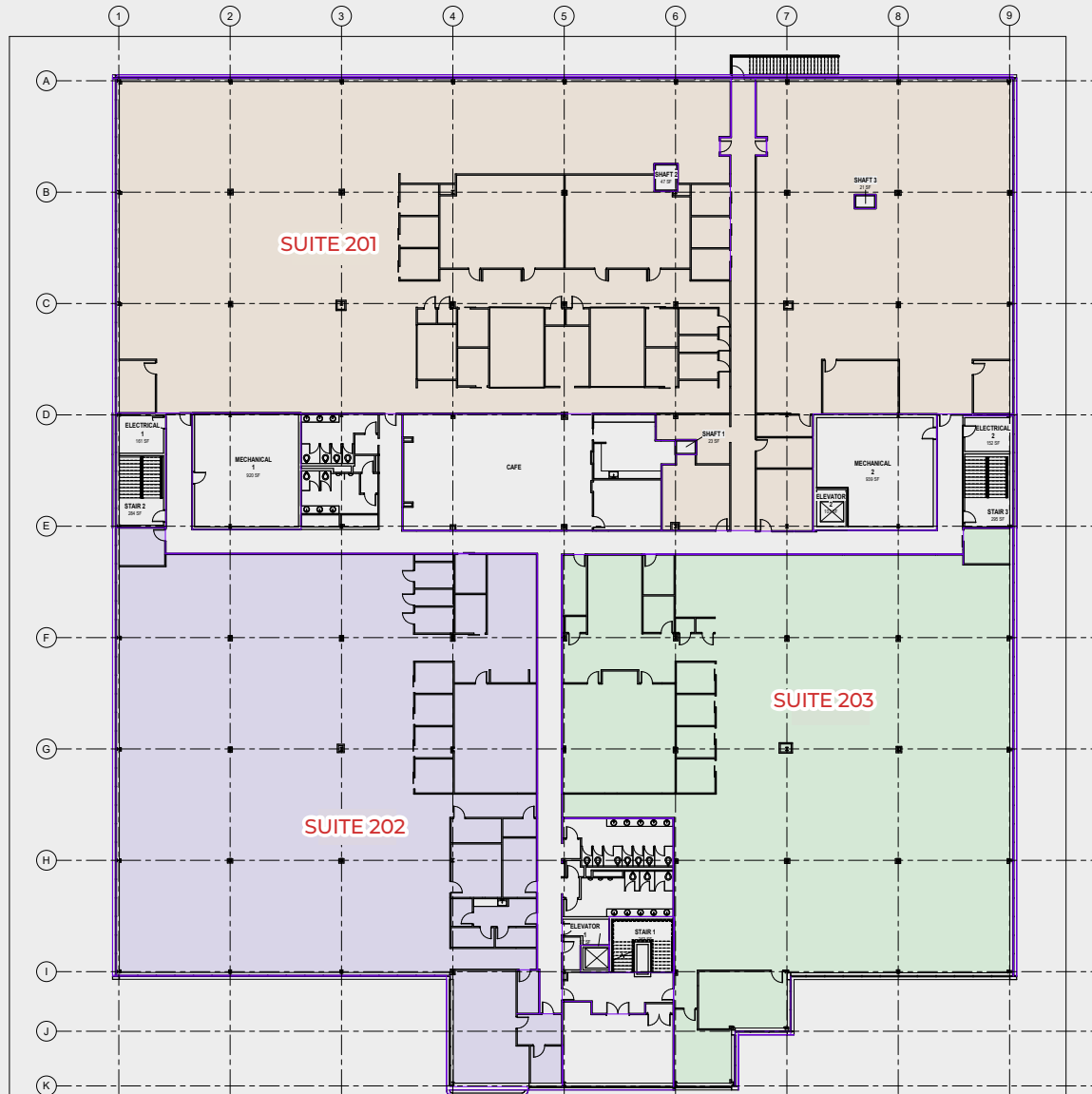


WHOLE FLOOR DEDICATED SUITE



Suite 201	59,955 Square Feet
CAM	\$5.48psf
Taxes	\$1.76psf
Util	\$1.81psf

THREE PRIVATE SUITES WITH SHARED CAFÉ



Suite 201 27,638 Square Feet

Suite 202 16,568 Square Feet

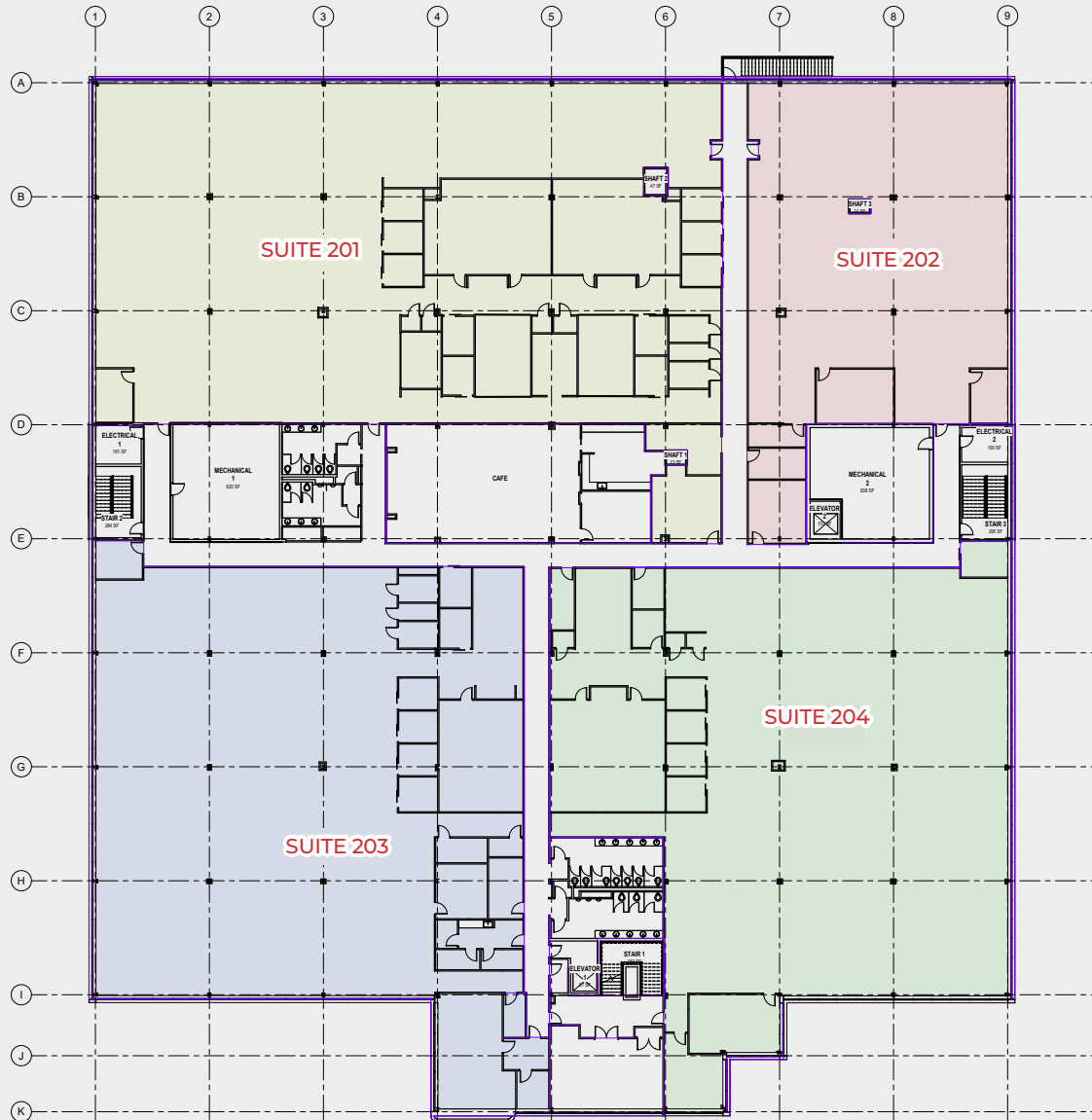
Suite 203 15,918 Square Feet

CAM \$5.48psf

Taxes \$1.76psf

Utl \$1.81psf

FOUR PRIVATE SUITES WITH SHARED CAFÉ



Suite 201 18,523 Square Feet

Suite 202 8,070 Square Feet

Suite 203 16,568 Square Feet

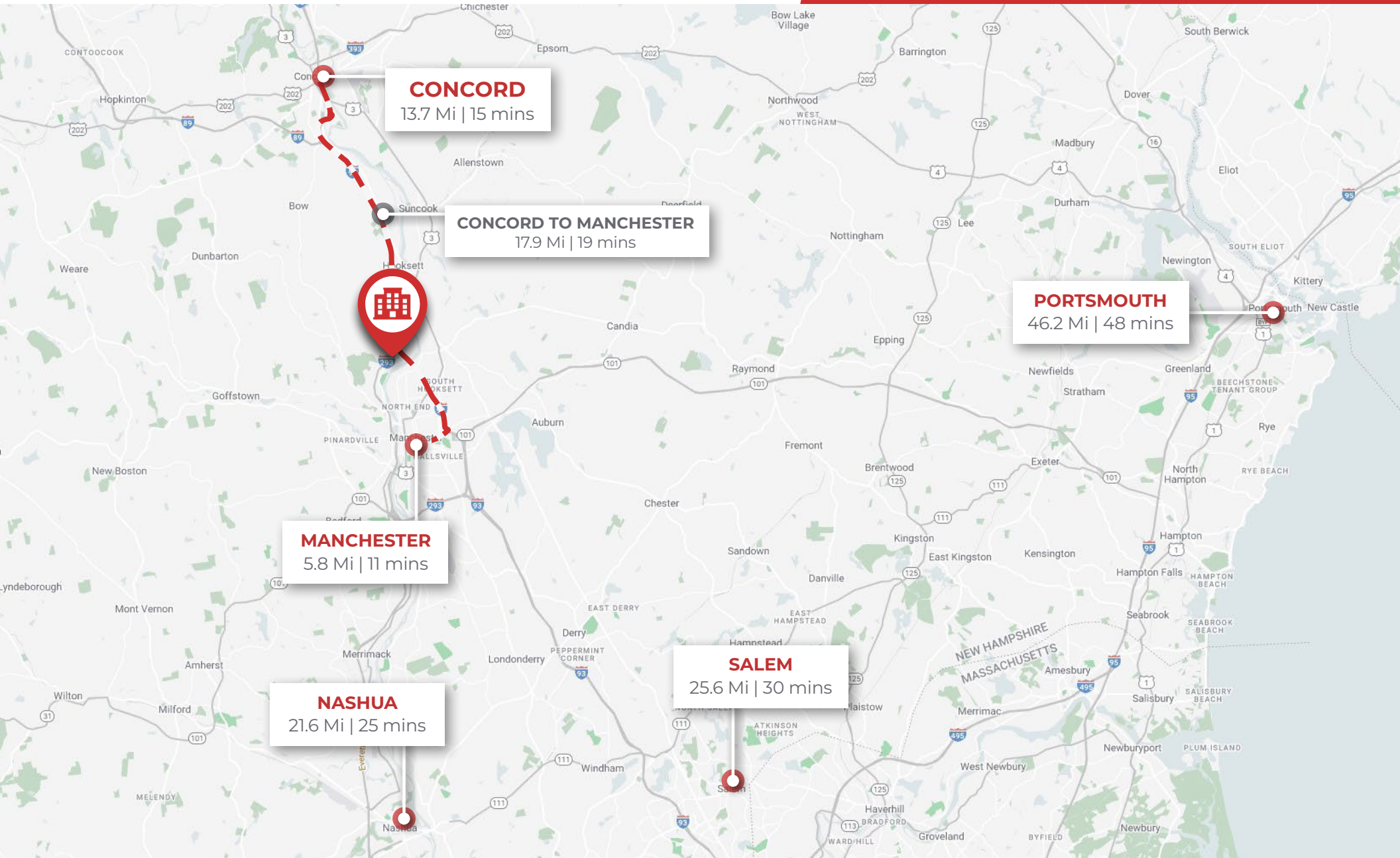
Suite 204 15,918 Square Feet

CAM \$5.48psf

Taxes \$1.76psf

Utl \$1.81psf





CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.


We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.


CONTACT

CHRIS NORWOOD

PRESIDENT


 116 South River Road
Bedford, New Hampshire 03110


 (603) 668-7000


 cnorwood@nainorwoodgroup.com

LOUISE NORWOOD

FOUNDER/PRINCIPAL


 116 South River Road
Bedford, New Hampshire 03110


 (603) 496-4513


 louise@nainorwoodgroup.com

MATT ROBINSON

ADVISOR

 116 South River Road
Bedford, New Hampshire 03110

 (603) 714-3426

 mrobinson@nainorwoodgroup.com