



For Lease

Highly Visible Office Suites

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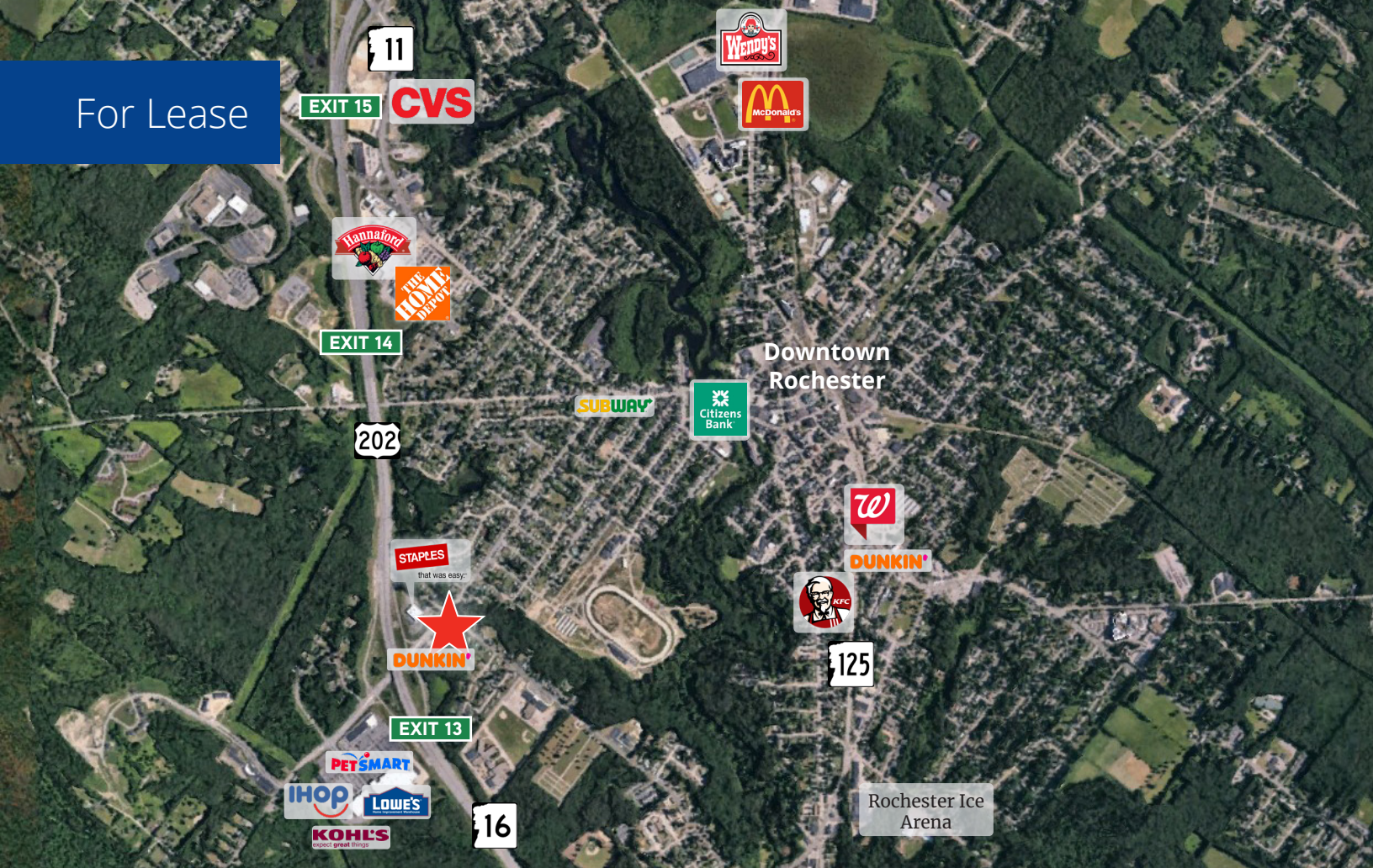
120 Washington Street Rochester, NH

Property Highlights

- Three office suites are 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
- Suite 104 is 1,841± SF on the 1st floor and has been recently built-out to include a private office, a large glass-walled conference room, open collaborative space, a kitchen, and a restroom
- Suite 203 is 1,201± SF on the 2nd floor and consists of open space with a kitchenette
- Join these tenants: Adult & Pediatric Dermatology, Becket Family Services, Edward Jones, Groen Construction, Novella Infusion Rochester, Options for Women, OneMain Financial, United Insurance, and Word Radio

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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 Suite 203: 1,201± @ \$13.50 NNN
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

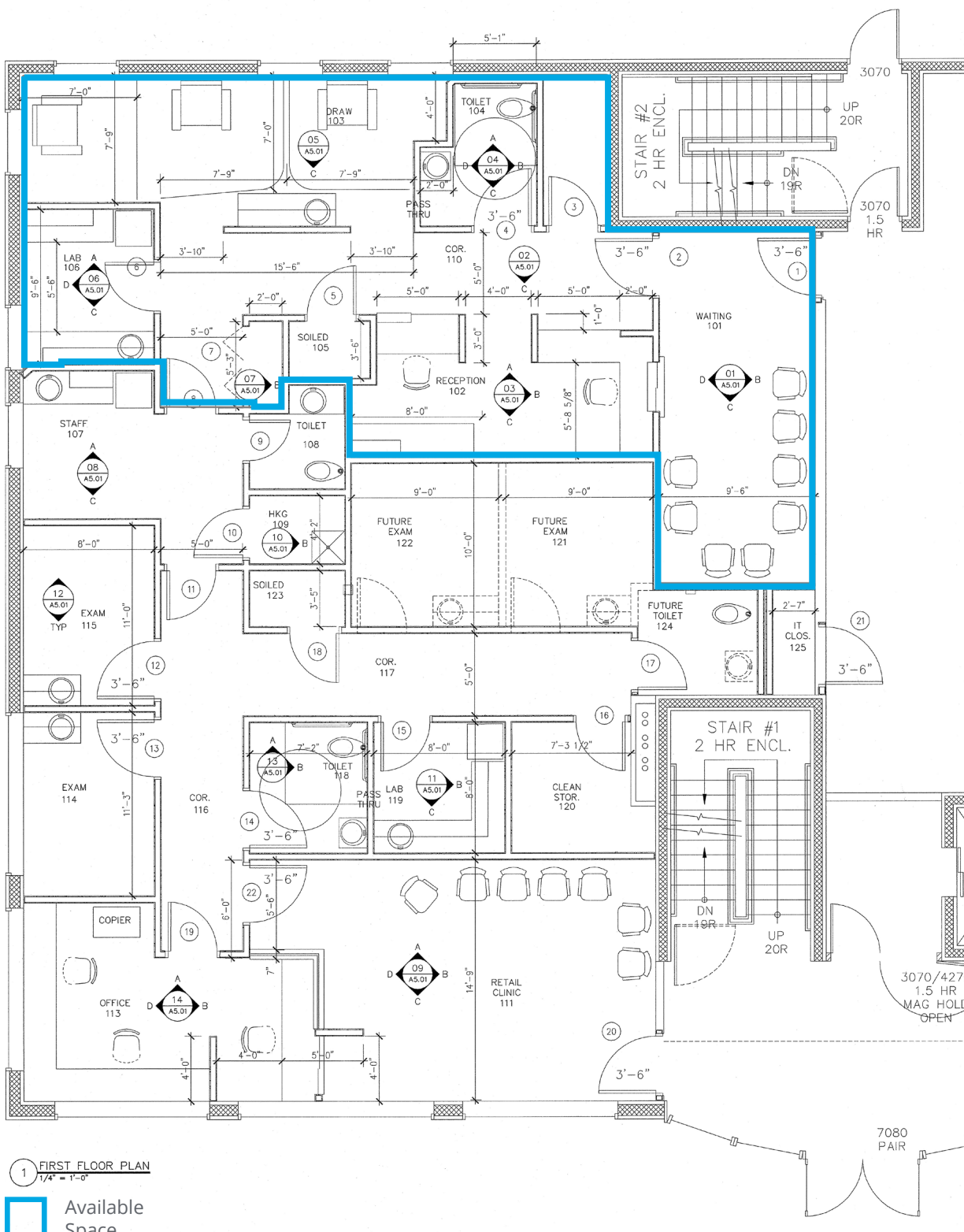


Suite 103 Floor Plan



ARCHITECTS
INTERIORS
PLANNERS

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FRISBIE RETAIL CLINIC
WASHINGTON ST
ROCHESTER, NH 03867

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



PERMIT SET

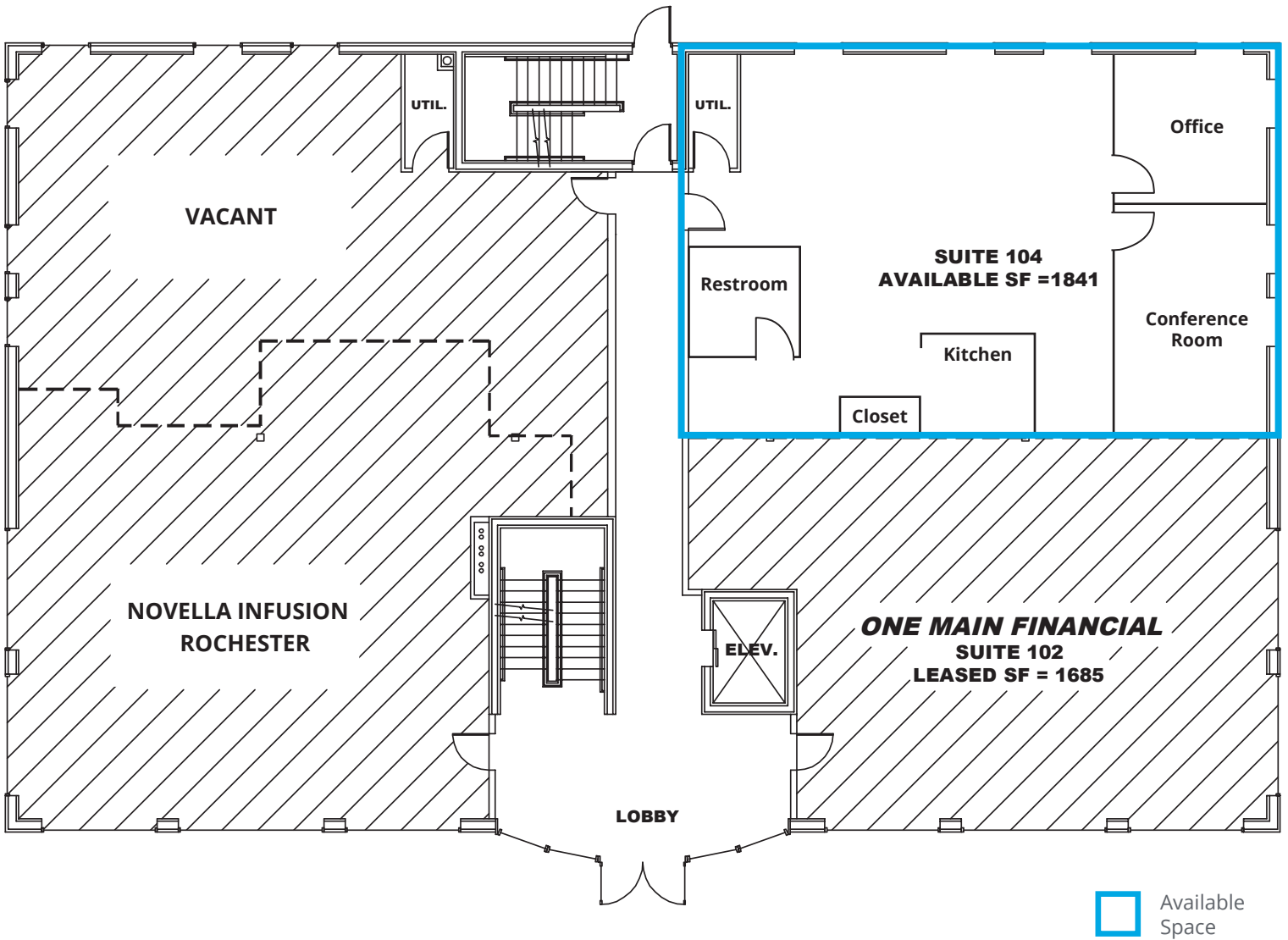
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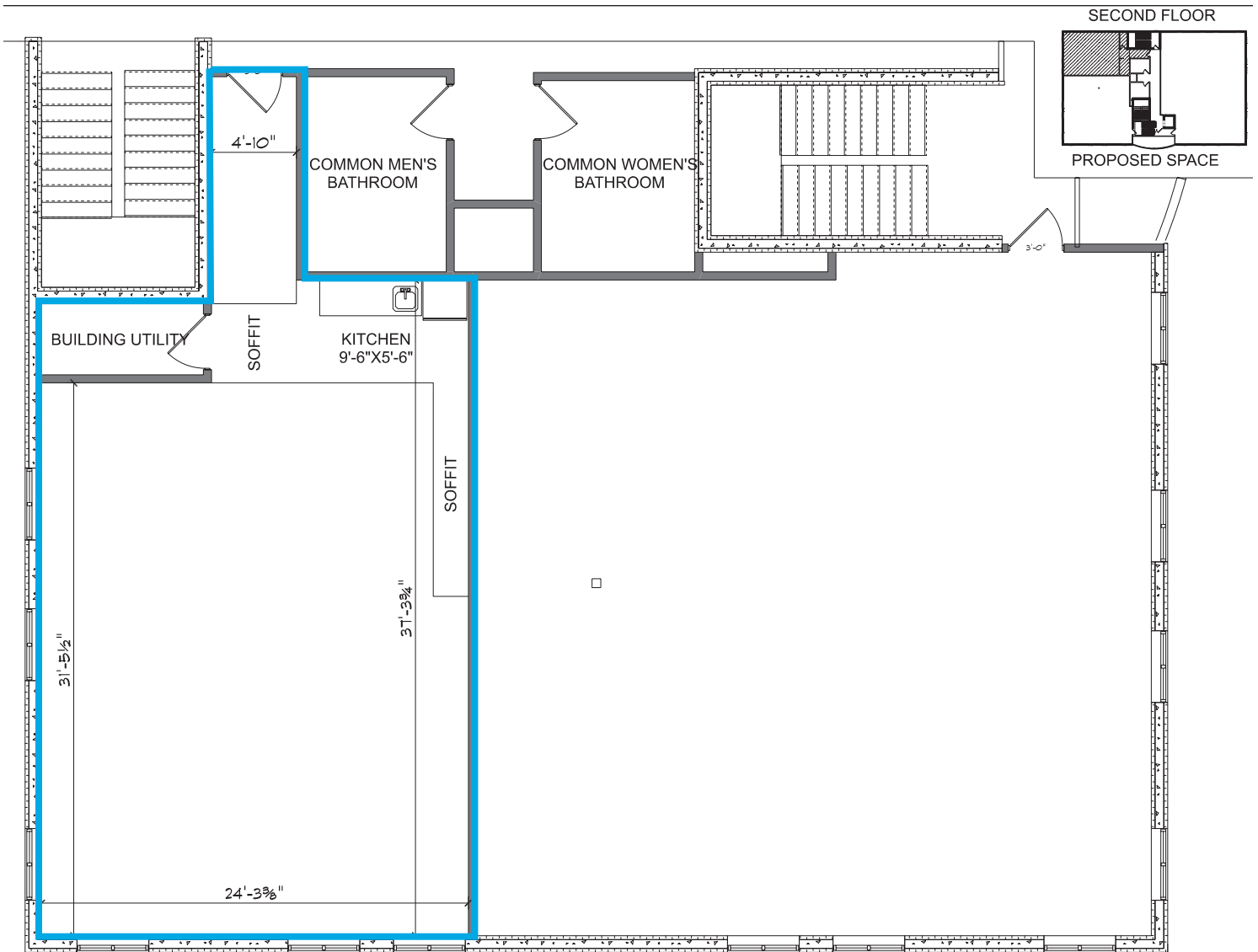
1 FIRST FLOOR PLAN
1/4" = 1'-0"

Available Space

Suite 104 Floor Plan



Suite 203 Floor Plan



Available Space

 120 WASHINGTON STREET SUITE 302 ROCHESTER, NH 03867 ~ TEL: (603)332-6551	SCALE: 3/8"=1' (24X36)	REVISION	REV1 2016-07-20	A1
	SCALE: 3/16"=1' (12X18)	REV2 2016-07-25		
	DRAWN BY: JMG			
	DATE: MARCH 3, 2025			
DRAWINGS		120 WASHINGTON STREET - SUITE 203		