

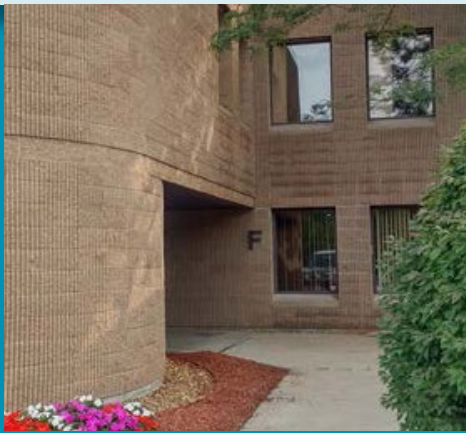


OFFICE/R&D/HIGH-BAY WAREHOUSE FOR LEASE

BIRCH POND BUSINESS CENTER

22 COTTON ROAD, NASHUA, NEW HAMPSHIRE

NEWLY RENOVATED COMMON AREAS & OFFICE SUITES



CUSHMAN &
WAKEFIELD

FOR LEASE

BIRCH POND
BUSINESS CENTER

22 Cotton Road, Nashua, New Hampshire



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22 Cotton Road is a first-class, multi-tenant 153,700-square foot office/R&D/high-bay warehouse building overlooking Birch Pond in Nashua, New Hampshire. The property is owned by Boston-based Lincoln Property Company and underwent an extensive renovation and finishes upgrade program in 2018-2019.

The common areas and second floor offices feature new energy efficient lighting, second look ceiling tiles, new glass entrances, glass walls, new paint, carpeting and new finishes in the common restrooms. This property offers high image office/flex space, 24' clear height industrial space with tailboard height loading docks, heavy power and ample parking. The immediate area offers a wide array of amenities including restaurants, hotels, child care, healthcare, fitness services, financial institutions and an abundance of retail services.

22 Cotton Road is easily accessible via Exits 7 and 8 of Route 3/F.E. Everett Turnpike and is located less than eight miles from the New Hampshire/Massachusetts border. The property is adjacent to the Nashua Airport and the Manchester • Boston Regional Airport, I-293 and I-93 are less than a 15 minute drive. This location is ideal for companies that want to enjoy the tax, labor and quality of life benefits New Hampshire has to offer, as well as the ability to draw from both the Massachusetts and New Hampshire labor markets.

Lincoln Property Company is one of New England's premiere full-service real estate providers, specializing in property management, brokerage, valuation & consulting, and development & construction management. Lincoln Property Company owns and manages over 18 million square feet in the Greater Boston/ New England real estate market.

SPECIFICATIONS

BUILDING TYPE	Office/R&D/high-bay warehouse
BUILDING SIZE	±153,700 SF
NUMBER OF FLOORS	Two-story office with single-story, high-bay warehouse
YEAR COMPLETED	1989 /2019
CONSTRUCTION	Steel and masonry construction with concrete block exterior
ROOF	White TPO roof (2010)
CLEAR HEIGHT	24'
PARKING	454 spaces
LOADING	Six dock-high, one drive-in
HVAC	Gas and electric rooftop units with in-unit gas heaters in warehouse areas
WINDOWS	Aluminum-framed insulated solar glass
FIRE PROTECTION	Fully wet sprinklered throughout
ELEVATOR	One 2,500 lb. capacity passenger elevator
ZONING	Airport Industrial (AI)
TELECOMMUNICATIONS	Fiber and high-speed broadband cable from Comcast
AMENITIES	<ul style="list-style-type: none">• Professionally owned and managed• Excellent highway access via exits 8 and 7 of the F.E. Everett Turnpike/Rt. 3• More than 30 restaurants and fast food establishments in the immediate area• Abundance of retail and financial services including the new 84,000 SF Market Basket and 30,000 SF Whole Foods on Amherst Street• Medical services nearby including the 140,000 SF Dartmouth-Hitchcock Medical Center at Exit 8• Five major hotels in the immediate area including the full service 198-room Crown Plaza Hotel featuring the Somerset Swim & Fitness Club and Starbucks• Access via Nashua's local transit system, CityBus• Free on-site parking
CURRENT TENANTS	<ul style="list-style-type: none">• Raytheon• Southern New Hampshire Medical• Seaboard International Forest Products



FOR LEASE

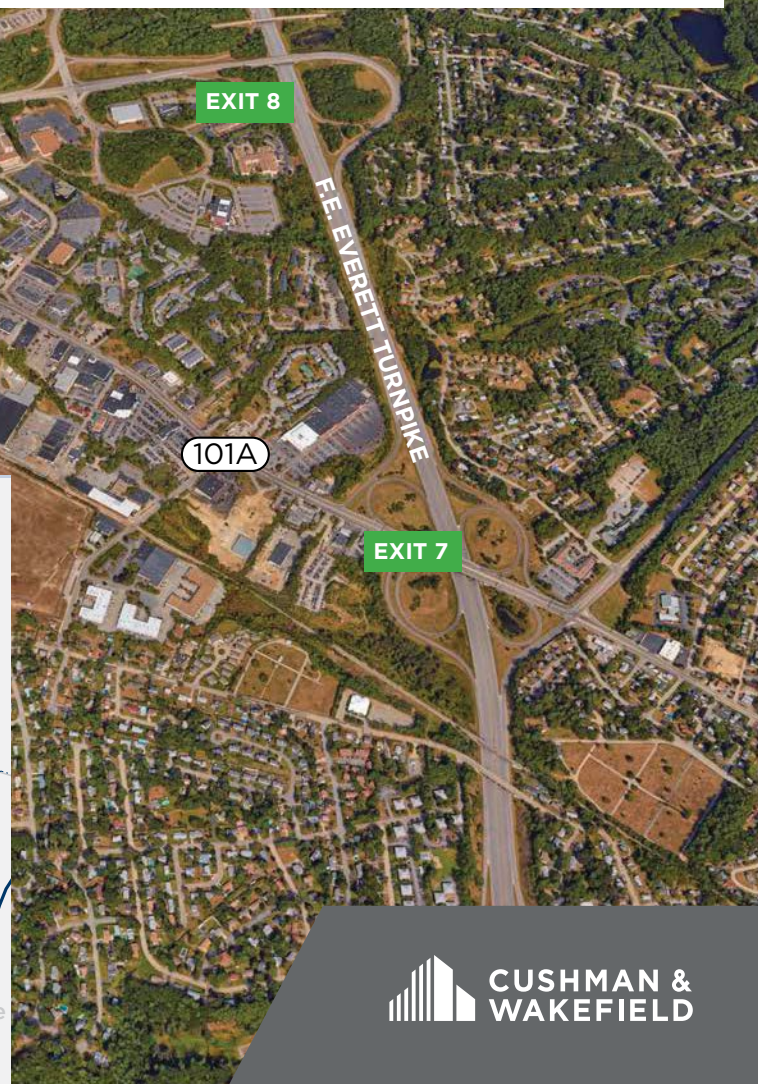
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TRAVEL TIMES

- < 1 minute to Rt. 101A
- < 2 minutes to the F.E. Everett Turnpike / Rt. 3
- 10 minutes to the Massachusetts border
- < 20 minutes to the Manchester / Boston Regional Airport



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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
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Phone: 603-271-2152

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

**Right Now,
You Are a
Customer**

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.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- 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.

To Become a Client

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.

As a client, in addition to the customer-level services, you can expect the following client-level services

- 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.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

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.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Cushman & Wakefield of NH 012561

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
(Licensees Initials)

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.