



# GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

**FOR SALE or LEASE**

**SALEM NH**

**13,477 SF**

**FIRST CLASS OFFICE**



**7 STILES ROAD 3<sup>rd</sup> FLOOR**

## 7 STILES ROAD 3<sup>rd</sup> FLOOR

**SIZE:** 13,477 Rentable SF on the top floor of the building

- 11,945 SF usable
- 1,532 SF Common Area, an 11.37% Common Area Factor

**ACCESS:** Exit 2, Interstate 93 is 1/3 mile



<b>LAND:</b>	In common	<b>PARKING:</b>	3.5/1,000 SF
<b>BUILDING:</b>	3 Story Steel frame, metal deck, poured concrete with a brick façade, constructed in 1991		
<b>ROOF:</b>	Internally drained TPO roof circa 2013, 5 years remaining on warranty		
<b>UTILITIES:</b>	Municipal sewer and water, electric		
<b>SPRINKLER:</b>	Wet sprinkler system		
<b>TEL/DATA:</b>	Fiber, Comcast		
<b>RE TAXES:</b>	\$26,954/Yr \$2.00 SF (est.)		
<b>CAM:</b>	\$47,170/Yr \$3.50 SF (estimate) includes a .50/SF Capital Reserve		

Exit 2

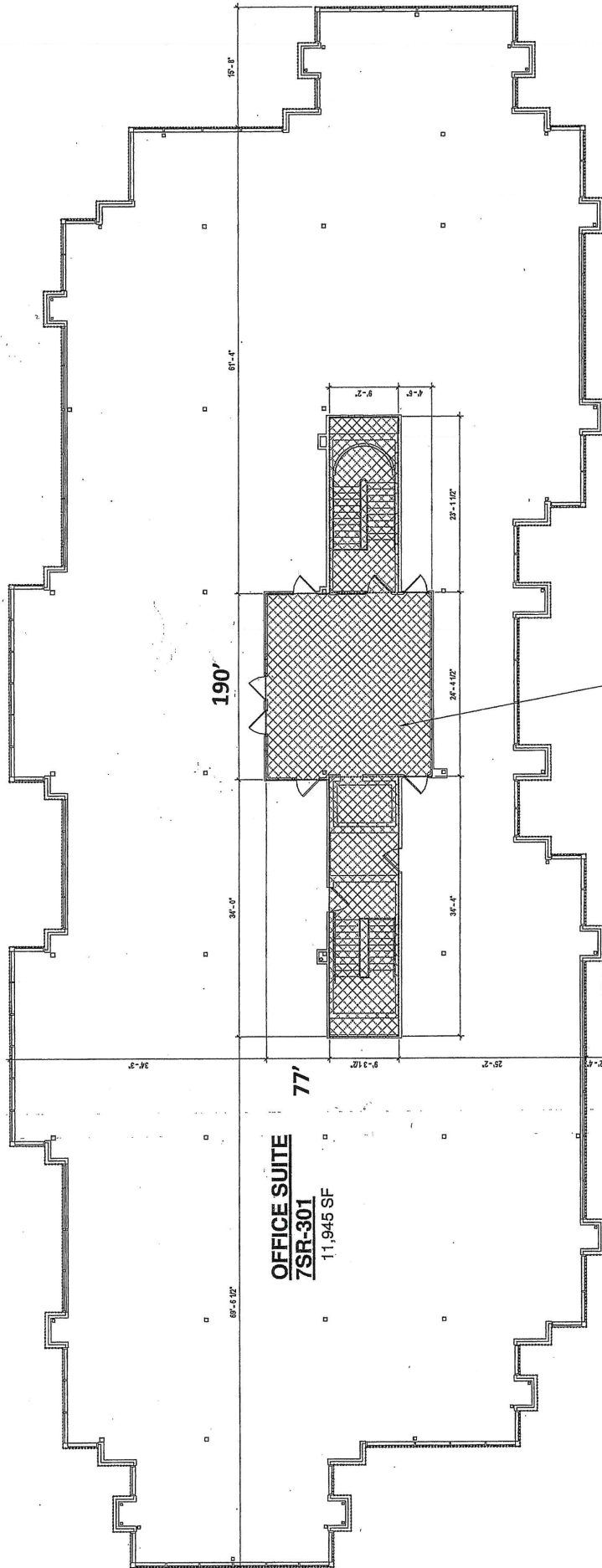


Seven

One

Stiles Road

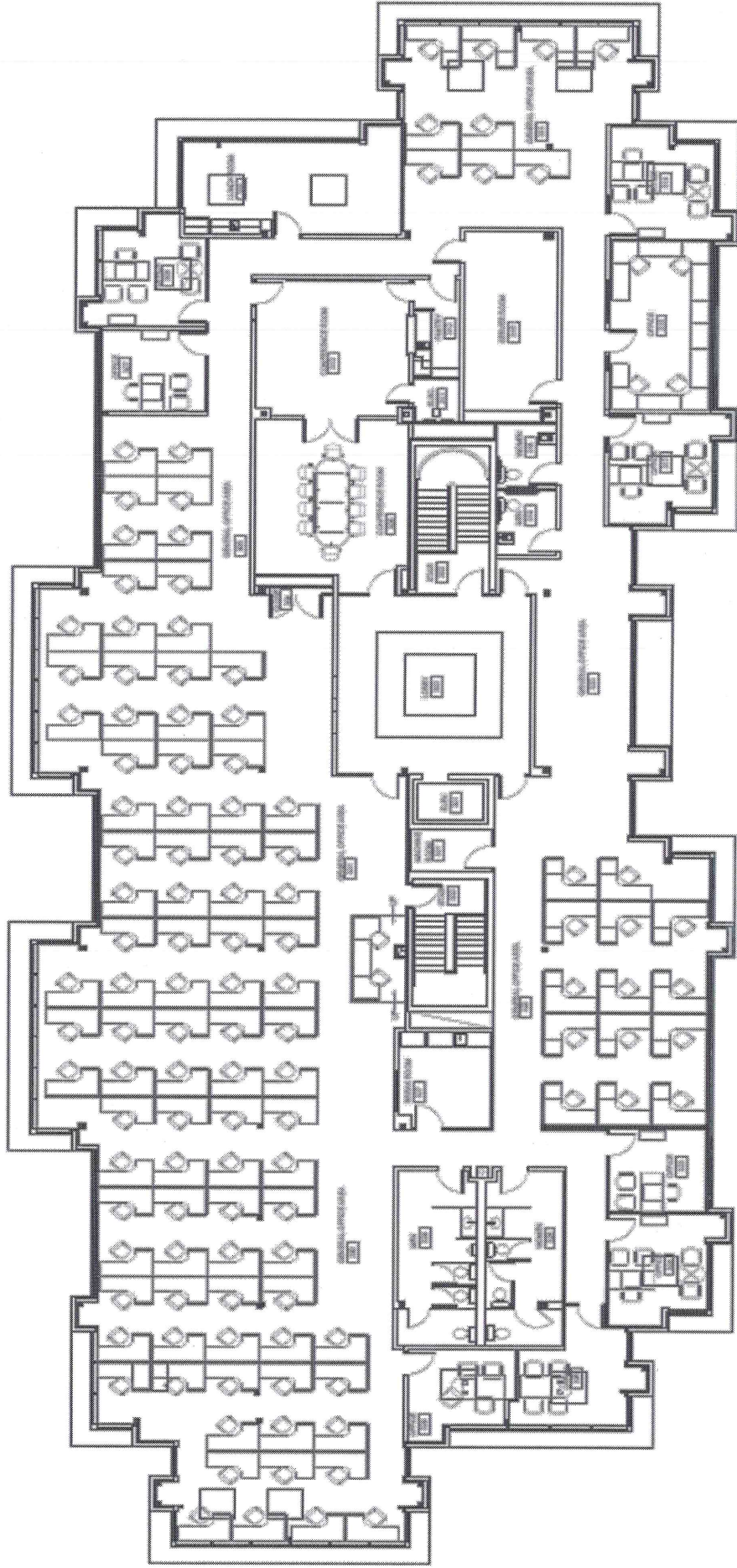
7 STILES ROAD SALEM NH  
CONDOMINIUM PLAN



7SR BUILDING COMMON AREA APPURTENANT  
TO ALL 7SR OFFICE SUITES  
1,075 SF



7 Stiles – 3rd Floor



'As Built' including cubicle layout

**ZONING:** Commercial Industrial B

**PRICE:** \$2.425 M- \$180 SF

**LEASE:** \$14.75 SF NNN

**COMMENTS:** This offering enjoys many beneficial features including:

- Aesthetic, corporate image, top floor of building
- Excellent access from Exit 2, Interstate 93
- Condominium form of ownership provides for wealth creation

**Please contact**

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