



For Lease

MHT Area Office

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6 Kitty Hawk Landing Londonderry, NH

Property Highlights

- Beautifully designed and well constructed office building located on the southeast quadrant of the Manchester-Boston Regional Airport
- 11,000± SF 2nd floor office space is available with access to a large breakroom and outdoor deck showcasing great views
- Space configuration is flexible to meet tenant's needs
- Londonderry School District (administration) occupies the main level; 2nd floor has been owner-occupied and owner needs less space
- Ribbon windows wrap the entire perimeter allowing for plenty of natural light and overlook an attractive walking path around the pond next to the property
- Abundant amenities nearby on South Willow Street or off Exit 5, I-93

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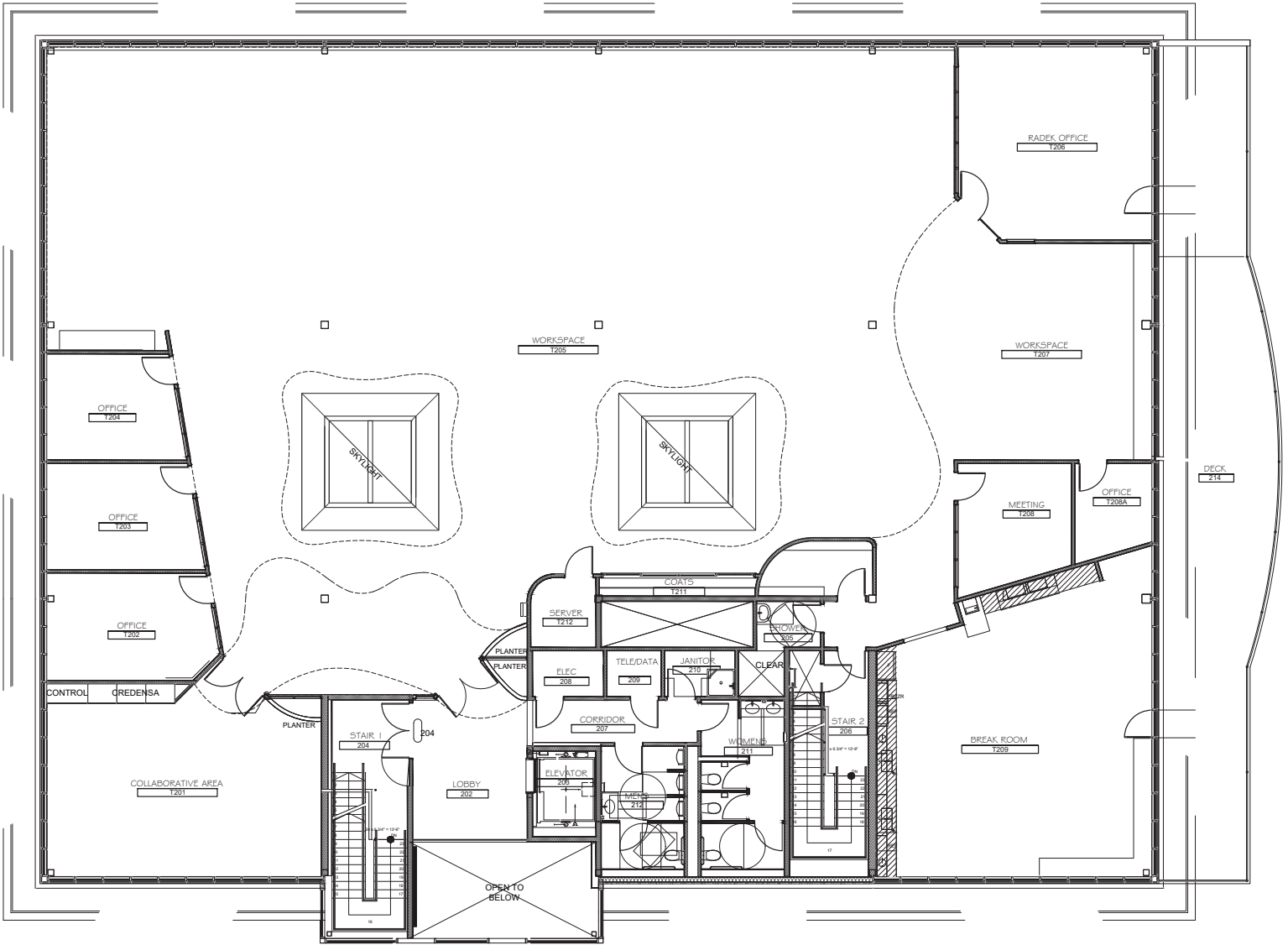
Specifications

Address:	6 Kitty Hawk Landing
Location:	Londonderry, NH 03053
Building Type:	Office
Year Built:	2013
Total Building SF:	33,110±
Available SF:	11,000±
Floors:	3
Utilities:	Municipal water & sewer HVAC; forced hot air
Zoning:	IND-1
Parking:	Ample on-site
Sprinklers:	Wet system
Elevator:	Yes
Accessibility:	Excellent access to either I-93 or the Everett Turnpike via the airport access road
Lease Rate:	\$20.00 modified gross



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2nd Floor Plan



EX. 1	EXISTING CONDITIONS	SCALE: 1/8" = 1'-0"	DATE ISSUED: 04/11/2024	<p>HIGHLAND FORWARDING</p> <p>6A KITTY HAWK LANDING SUITE 200 LONDONDERRY, NH 03053</p>	<p>3 E. Riverside Park Drive Dundee, NH 03040 603.423.2892</p>
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