

OFFICE FOR LEASE

10 PETTEE BROOKE LN.

10 Pettee Brook Ln, Durham, NH 03824



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Introducing 10 Pettee Brook Ln, an exceptional commercial property available for lease in Durham, NH. This versatile space offers 4,650 square feet of refined, adaptable floor area, ideal for tailoring to your business needs. Modern amenities and ample parking enhance the ease and efficiency of day-to-day operations. The property's strategic location at the UNH campus combined with its flexible layout make it a prime choice for a wide range of uses. Elevate your business's presence in a professional, functional, and coveted commercial space.

PROPERTY HIGHLIGHTS

- 6 Private offices, 2 Bathrooms, Kitchenette, Classroom and Conference Room
- Patio space
- Modern lighting, phone rooms, and technology system

OFFERING SUMMARY

Lease Rate:	\$6,300.00 per month (MG)
Available SF:	4,350 SF
Lot Size:	15,452 SF
Building Size:	31,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,806	4,605	20,137
Total Population	10,058	17,882	52,284
Average HH Income	\$98,011	\$122,755	\$126,916

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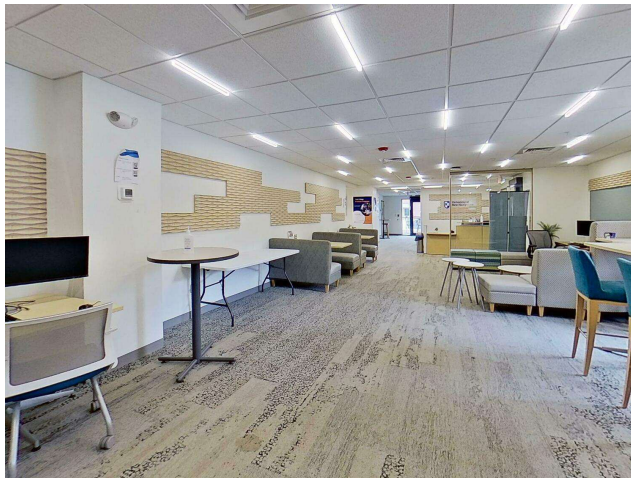
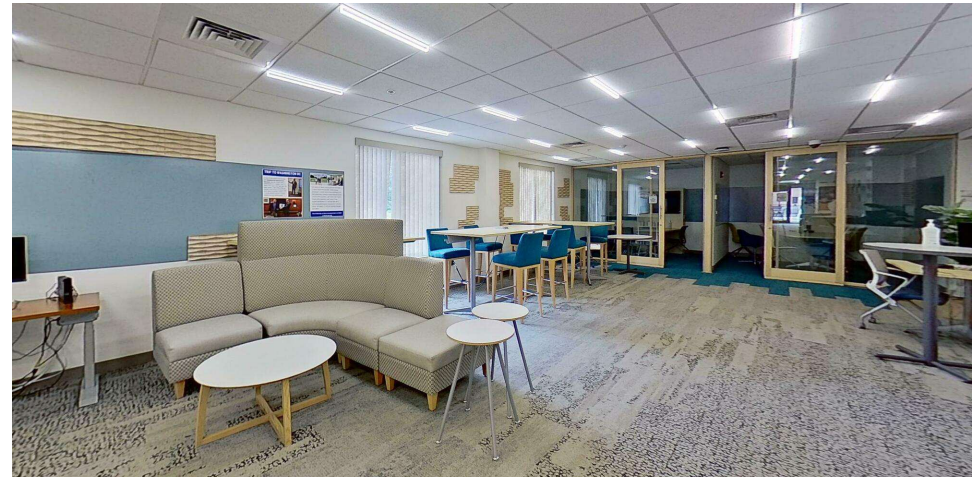
KELLER WILLIAMS COASTAL REALTY
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FLOORPLAN

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GROSS INTERNAL AREA
FLOOR PLAN: 4,707 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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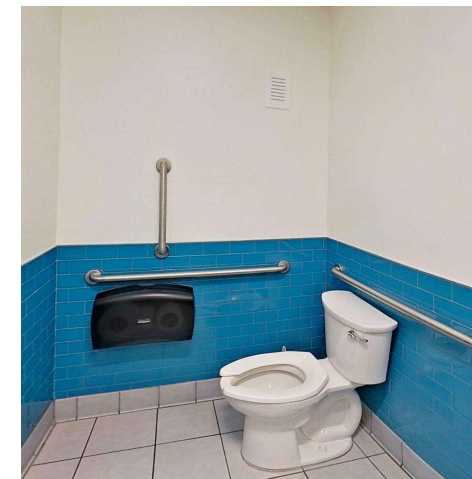
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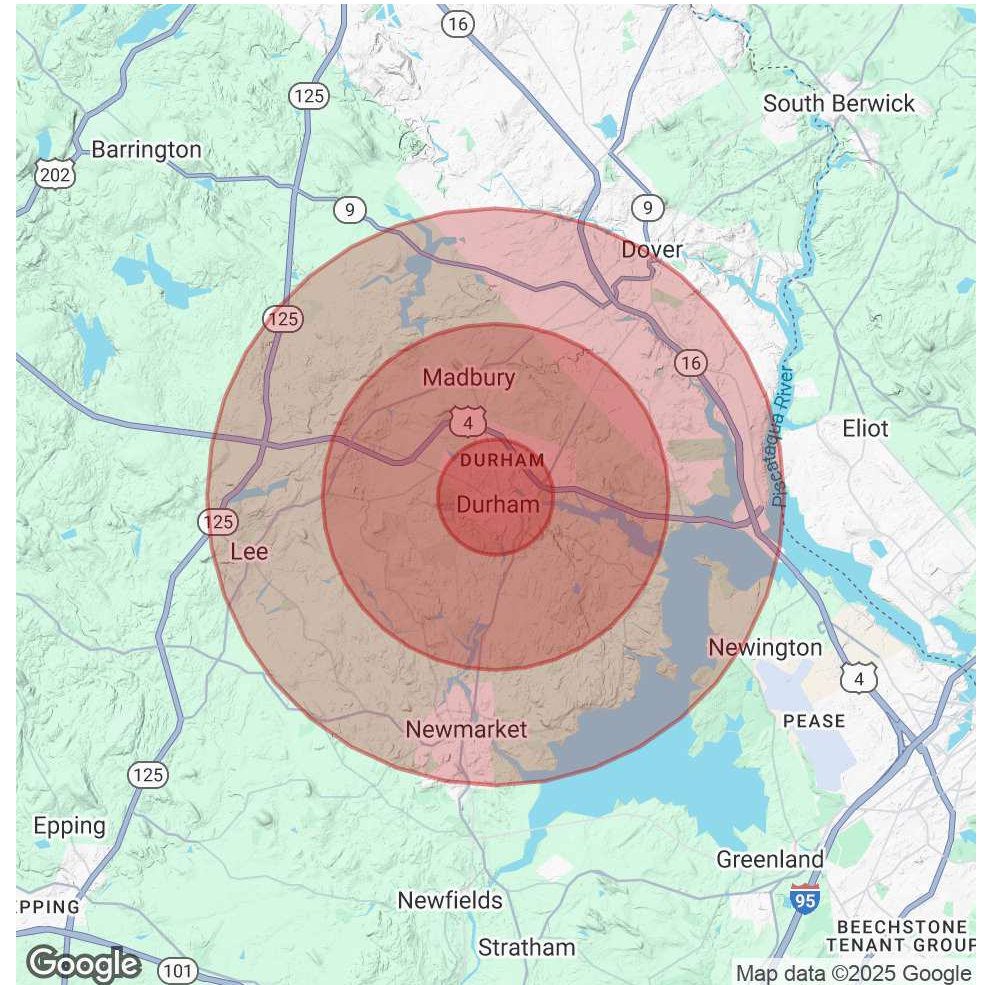
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,058	17,882	52,284
Average Age	28	34	39
Average Age (Male)	28	33	38
Average Age (Female)	29	34	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,806	4,605	20,137
# of Persons per HH	5.6	3.9	2.6
Average HH Income	\$98,011	\$122,755	\$126,916
Average House Value	\$443,222	\$489,379	\$491,993

Demographics data derived from AlphaMap



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LOCATION DESCRIPTION

Located at the UNH campus with its 15,000 students in Durham, NH, this prime office location is in the lively downtown area, where tenants can enjoy easy access to a variety of dining, shopping, and entertainment options. Nearby parks and outdoor recreational areas offer opportunities for relaxation and wellness, while local businesses and services ensure that all essential needs are met with ease. This offering is a rare opportunity to invest in a location at UNH, a highly acclaimed institution with research centers in areas as diverse as oceanography, bioscience and leadership.

LOCATION DETAILS

County	Strafford
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	I-95
Nearest Airport	Pease International Airport

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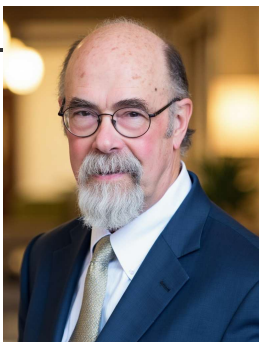
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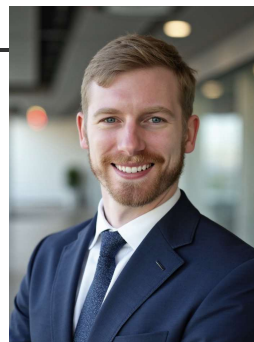


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