

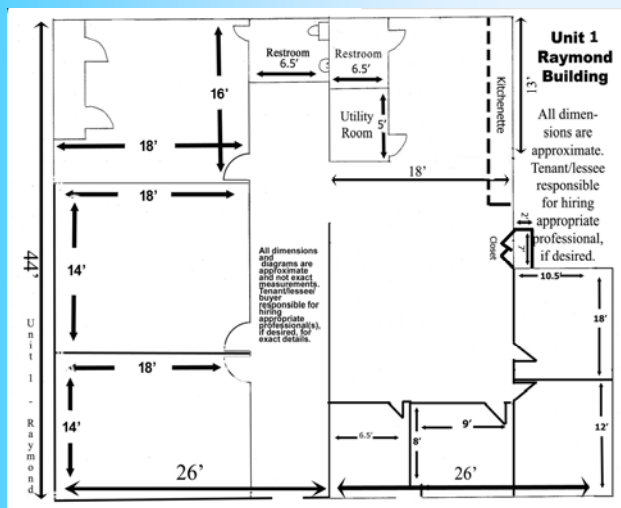
# Office/Commercial Units for Lease

## Unit 1, Raymond Building

20 Mary Clark Drive, Hampstead, NH 03841



**Unit 1** is a 2,108 +/- SF unit with direct parking lot access. A double unit with two possible entrances, two restrooms and a beautiful kitchenette. Also a total of six office/conference rooms as well as large open area. Superb location on Route 121 and Route 111. Complex of 4 office buildings with a wonderful mix of tenancies. Each building has ample parking and signage on building marquee. 24 hr access.



**\$2,500 per month**  
*Modified Gross*

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General Unit Information

\*Unit #: 20 Mary Clark, Unit 1, Hampstead, NH 03841

Full description individual unit: 2,108 +/- SF unit with direct parking lot access. This is a double unit with two possible entrances, two restrooms and a beautiful kitchenette. A total of six office/conference rooms as well as large open area. Previous tenants have been school and education related. Numerous other possibilities in a great office complex on corner of Route 121 and 111. Four office buildings with a wonderful mix of tenancies. Bring your business to this Hampstead community. Each building has ample parking and signage on building marquee. Some buildings have elevators and new common areas. Buildings were constructed with an attention to detail and landlord continues to do the same. Superb location on route 121 and Route 111 and now even a quick hop to I-93 exit 3 thanks to new Route 111 bypass. High end office finish in most units. 24 hr access.

\*  Unit Pricing: \$2,500 plus utilities (modified gross)

Site Data

\*  Unit size: 2,108 SF

∇\*  Unit located on floor: Ground floor

∇  Number of Bathrooms within unit or utilized by unit: 2 restrooms

Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord.

Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

Other: \_\_\_\_\_

∇\*  Parking spaces for unit: Look at others in the facility and add here

\*  Number of docks: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Number of drive-in doors: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Communications network: (DSL, cable, phone line only, etc.) High speed

Signage: Signage on main sign and on unit

∇  Floors (Carpeted, concrete, tile, etc.) Mostly carpeted

∇\*  Ceiling height: 8-9  Varied

\*  Heat source (Fuel)/Heat Type: Propane / FHA \_\_\_\_\_

Air conditioning Source/Type: Central

\*  Handicapped access: Located on first floor

Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

∇  Sprinklers:  Wet  Dry None: x

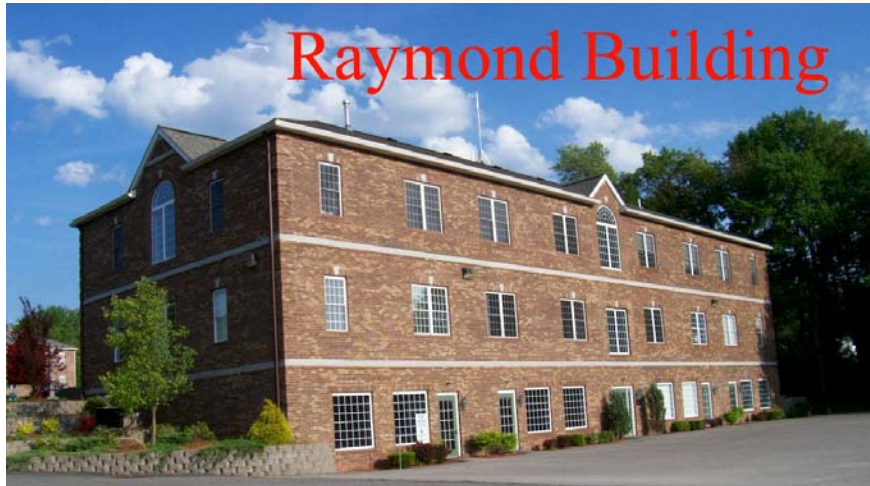
\*  Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: None

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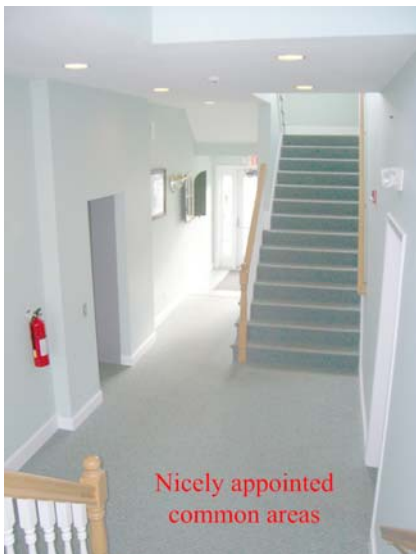
Raymond Building



Raymond Building



Nicely finished common areas



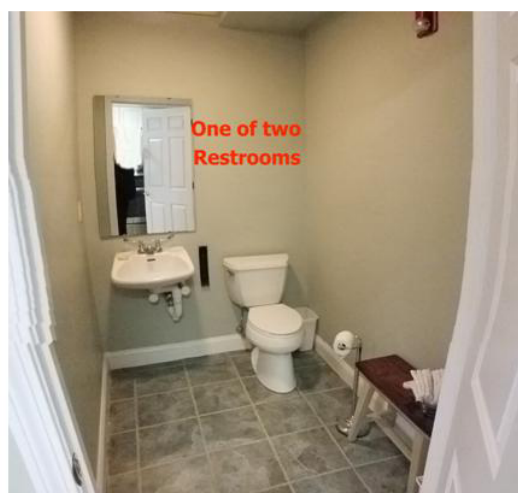
Nicely appointed common areas



Beautiful common area

# Unit 1





# U N I T 1

