



## PROPERTY HIGHLIGHTS

The Boulos Company is pleased to present the leasing opportunity at 54 Main Street in Durham. This property is located in the heart of downtown Durham, and is within walking distance to everything along Main Street and the UNH campus.

- 2,490 ± SF highly visible unit on Main Street in downtown Durham and within walking distance to UNH
- A flexible floor plan caters to a wide variety of uses from traditional retail, office, and/or restaurant space
- Potential subdivision is also possible
- LEASE RATE: \$20.00/SF NNN

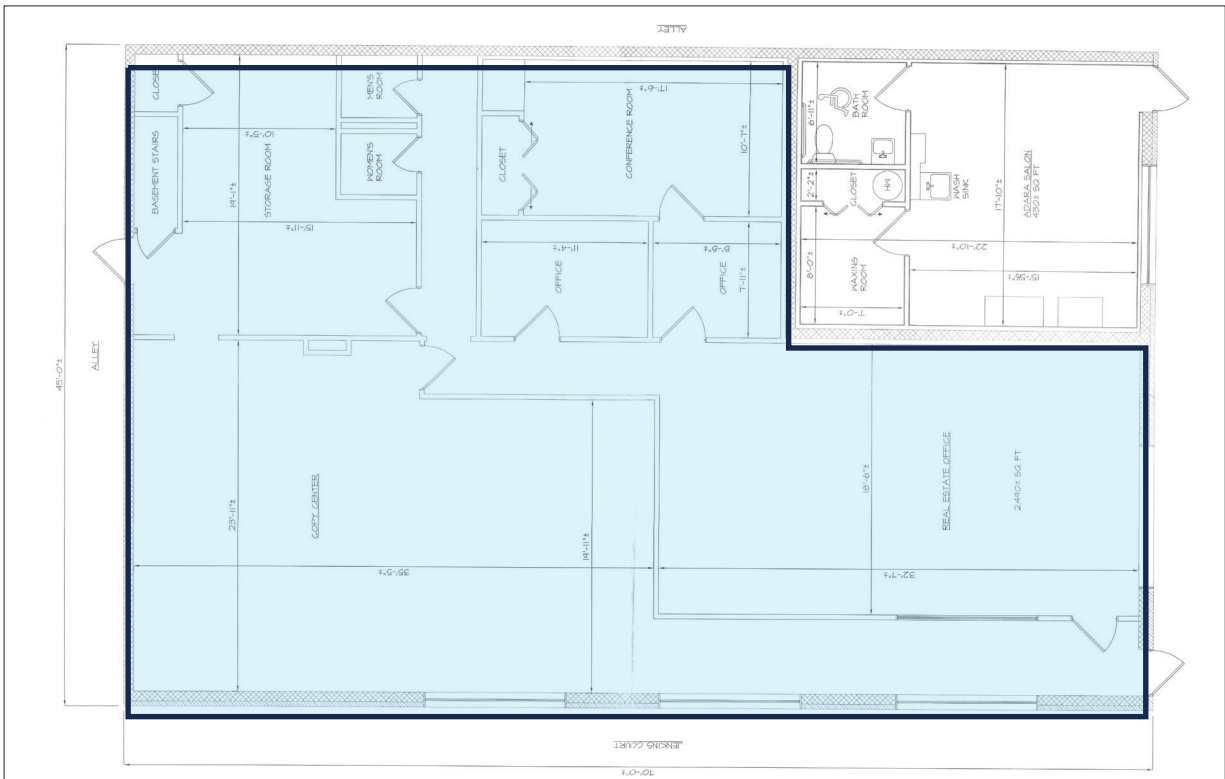


# FOR LEASE | RETAIL/RESTAURANT/OFFICE

54 MAIN STREET, DURHAM, NH 03824



## FLOOR PLAN



## PROPERTY DETAILS

UNIT SIZE	2,490 ± SF
ZONING	Central Business District (CB)
YEAR BUILT	1972
# OF STORIES	One (1)
HVAC	Owner is in the process of replacing system. Inquire for details.
UTILITIES	Tenant is responsible for all utilities (water/sewer, HVAC, electric, phone, and internet) plus their janitorial expense
RESTROOMS	Two (2) private
PARKING	On-street
NNN EXPENSES	\$1.68/SF (2019)
LEASE RATE	\$20.00/SF NNN



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