

FOR LEASE | MEDICAL OFFICE SPACE

44 NEWMARKET ROAD, DURHAM, NH 03824



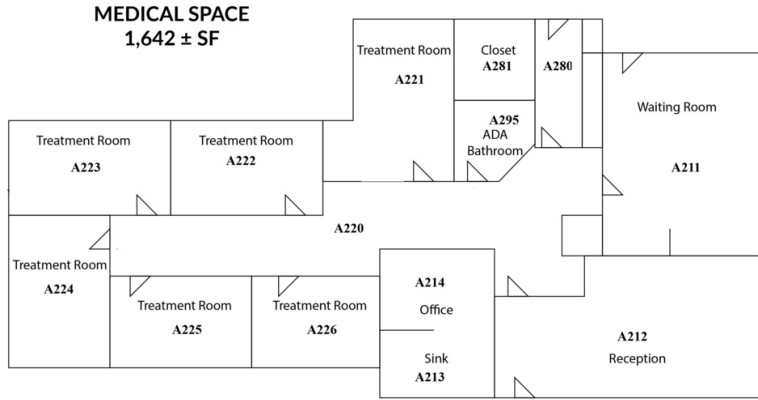
PROPERTY HIGHLIGHTS

- 1,642 ± SF of move-in-ready medical office space.
- 720 ± SF of administrative office space
- Spaces can be leased separately or can be easily combined
- Recent renovations include but are not limited to new flooring, lighting, paint, cabinetry & other finishes throughout
- Plenty of on-site parking & ADA Compliant
- Highly visible signage available along well-traveled Route 108/Newmarket Rd just outside Downtown Durham

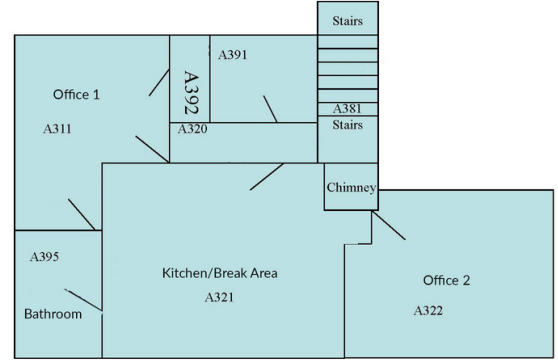


FOR LEASE | MEDICAL OFFICE SPACE

44 NEWMARKET ROAD, DURHAM, NH 03824



Office/Administrative Space
720 ± SF



PROPERTY DETAILS

BUILDING SF	5,250 ± SF	HEAT	Oil/Forced Hot Air System
AVAILABLE SPACE	720 - 2,362 ± SF	SIGNAGE	Available along Route 108/ Newmarket Road
SPACE BREAKDOWN	<ul style="list-style-type: none">• 1,642 ± SF high-end medical office• 720 ± SF of administrative office	PARKING	Approximately 38 spaces on site
YEAR BUILT	1985	LEASE RATE	\$10.00/SF NNN
ZONING	RB - Residence B District (Located in Historic District)	CAM	\$7.35/SF (Estimated)
LAYOUT	6 treatment rooms, reception area, waiting room, office, and ADA compliant bathroom	UTILITIES	\$2.57/SF (Estimated)
WATFR	Well/Sentic		

CONTACT US



CAITLIN BURKE
Associate
+1 603.570.2680 D
+1 978.302.8197 C
cburke@boulos.com



KATHERINE GEMMECKE
Associate
+1 603.570.2685 D
+1 603.973.4256 C
kgemmecke@boulos.com

2021 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.