

Office Suites For Lease

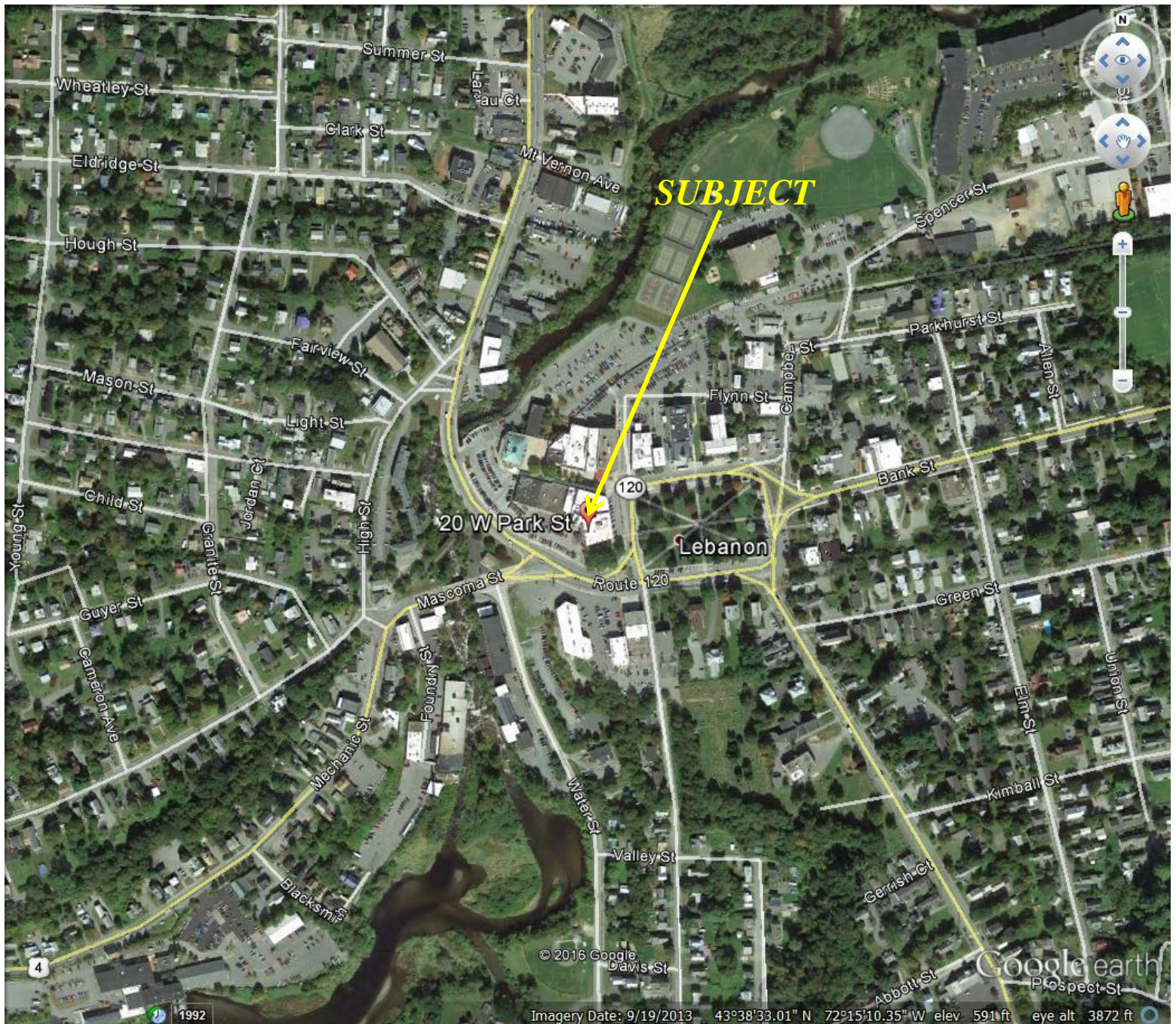
20 West Park Street
Lebanon, NH



Lang McLaughry Commercial Real Estate
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904
Bruce.Waters@LMSRE.com

Lang 
McLaughry
Commercial

Location Map



20 West Park Street - Lebanon, NH



Aerial View

SUBJECT



20 West Park Street - Lebanon, NH

Executive Summary

20 West Park Street is a charming and historic renovation of a downtown Lebanon former bank building.

The building occupies a strategic corner location, with views of the Lebanon Green, downtown pedestrian mall and other local views to Storrs Hill and beyond from the 3rd and 4th floors.

The building is fully handicap accessible and offers a variety of office spaces. Smaller single offices tend to lease on a “Gross” monthly rent, while larger space typically has its designated electric meters.

Each floor offers unique offerings and are all in proximity to restaurants, banks, post office and other professional services.

Building includes interior access to restaurant in adjacent building. High speed internet included.

Join the vibrancy of downtown Lebanon, with many other high tech companies. Parking is provided by free municipal parking with close proximity to the building.

The building is professionally managed.

For more information please contact:

Bruce M. Waters, CCIM
Senior Broker
Lang McLaughry Commercial
603-298-8904
Bruce.Waters@LMSRE.com



Data Sheet

Lot Dimension:	See Plans	Power:	1,000 Amps
Area:	Campus Environment	Heat:	FHA Gas, via Heat Pumps, FHW Gas
	On the Mall - Downtown	Gas:	Propane
	Lebanon	Water:	Municipal
Frontage:	Park Street	Sewer:	Municipal
Zoning:	CBD	Lighting:	Fluorescent
Building Dimension:	See Plans	Air Conditioning:	Central – Several Offices on One (1) Thermostat
Total Rentable SF			
Of Building:	24,563+/- SF	Sprinklers:	Yes
Total Available Area:	100 – 4,000+/- SF	Restrooms:	Multiple Core Located
Foundation:	Concrete/Granite	Off Street	
No. of Floors:	Four (4)	Parking:	Provided by City of Lebanon
Floor Type:	Wood/Carpet/Vinyl	Telecomm.:	Comcast or Fairpoint, AT & T Also Available
Roof Type:	Membrane/Flat	Manager:	Balagur Associates, LLC
Floor Area:	See Plans		
Construction:	Brick		
Ceiling Height:	8 – 14' +/- to Structure		
Floor Load:	TBD		
Scaled Floor Plan:	Available		
Principle Uses:	Office/Research and Development		

Third Floor



Typical Office Space

Large Waiting
Areas



Potential Views to
Lebanon Green

Current Availability List

20 WEST PARK STREET CURRENT AVAILABILITY LIST

<u>FLOOR</u>	<u>SUITE #</u>	<u>APPROX. SF</u>	<u>MONTHLY RENT</u>
Parking	001	1,043+/- SF (Plus Storage)	\$1,043.00/month
(Note: Excellent start-up or small R/D use.)			
First	102-104	525+/- SF	\$950.00/month
(Note: Shared reception area. Private sink.)			
Second	219	2,710+/- SF	\$4,517.00/month
(Note: Sub-dividable.)			
Third	312	193+/- SF	\$325.00/month
(Note: Single office overlooking green.)			
	300	3,764+/- SF	\$3,450.00/month + CAM
(Note: Multi-suite office – 10 offices, reception, kitchen area and storage.)			

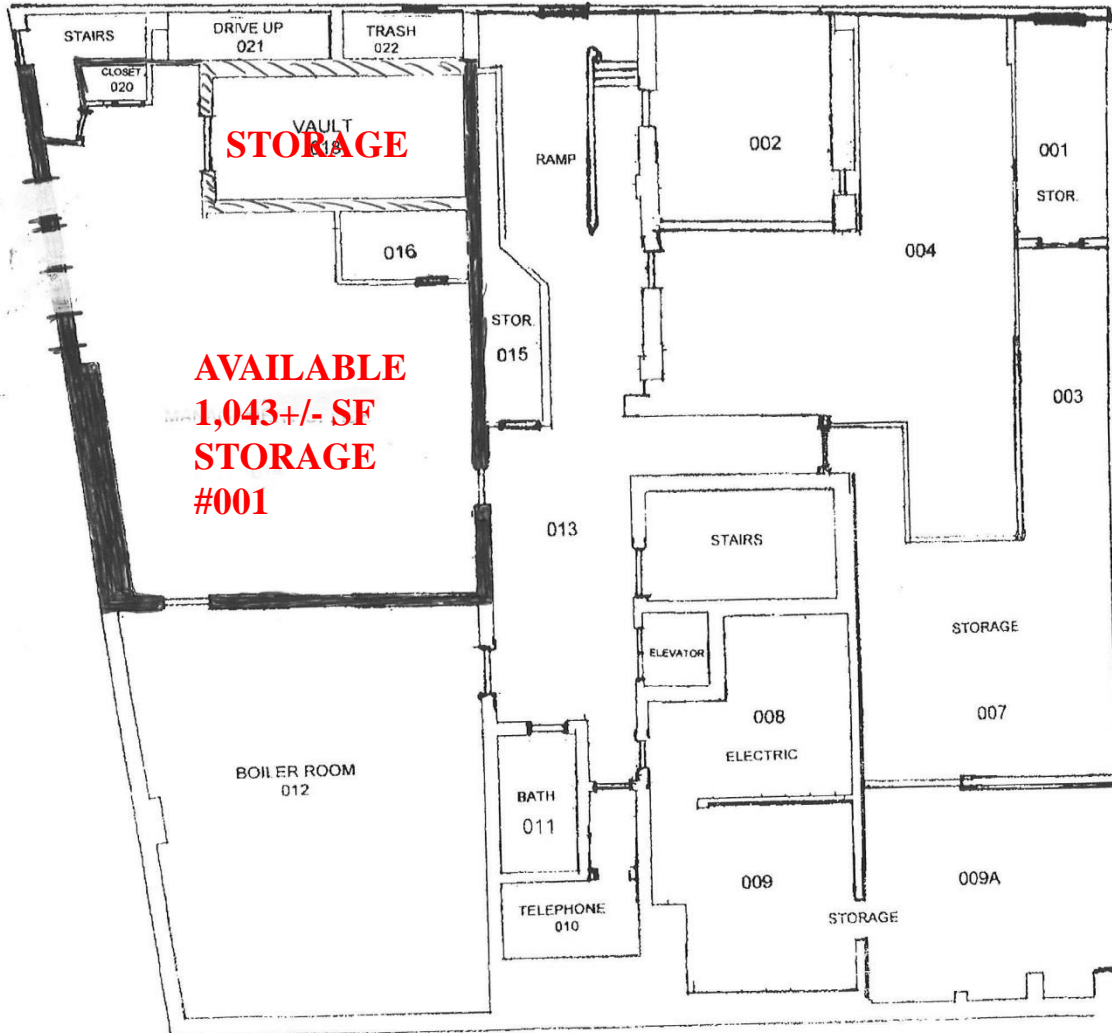
Current Availability List

<u>FLOOR</u>	<u>SUITE #</u>	<u>APPROX. SF</u>	<u>MONTHLY RENT</u>
Fourth	404/405	272+/- SF	\$300.00/month
	415	763+/- SF (3 rooms)	\$1,195.00/month
	416	630+/- SF	\$1,050.00/month
	418	195+/- SF	\$375.00/month
	421	140+/- SF	\$300.00/month
	423	131+/- SF	\$225.00/month
	424	145+/- SF	\$275.00/month
	425	154+/- SF	\$275.00/month
	426	160+/- SF	\$280.00/month

(Note: Single offices with reception area.)

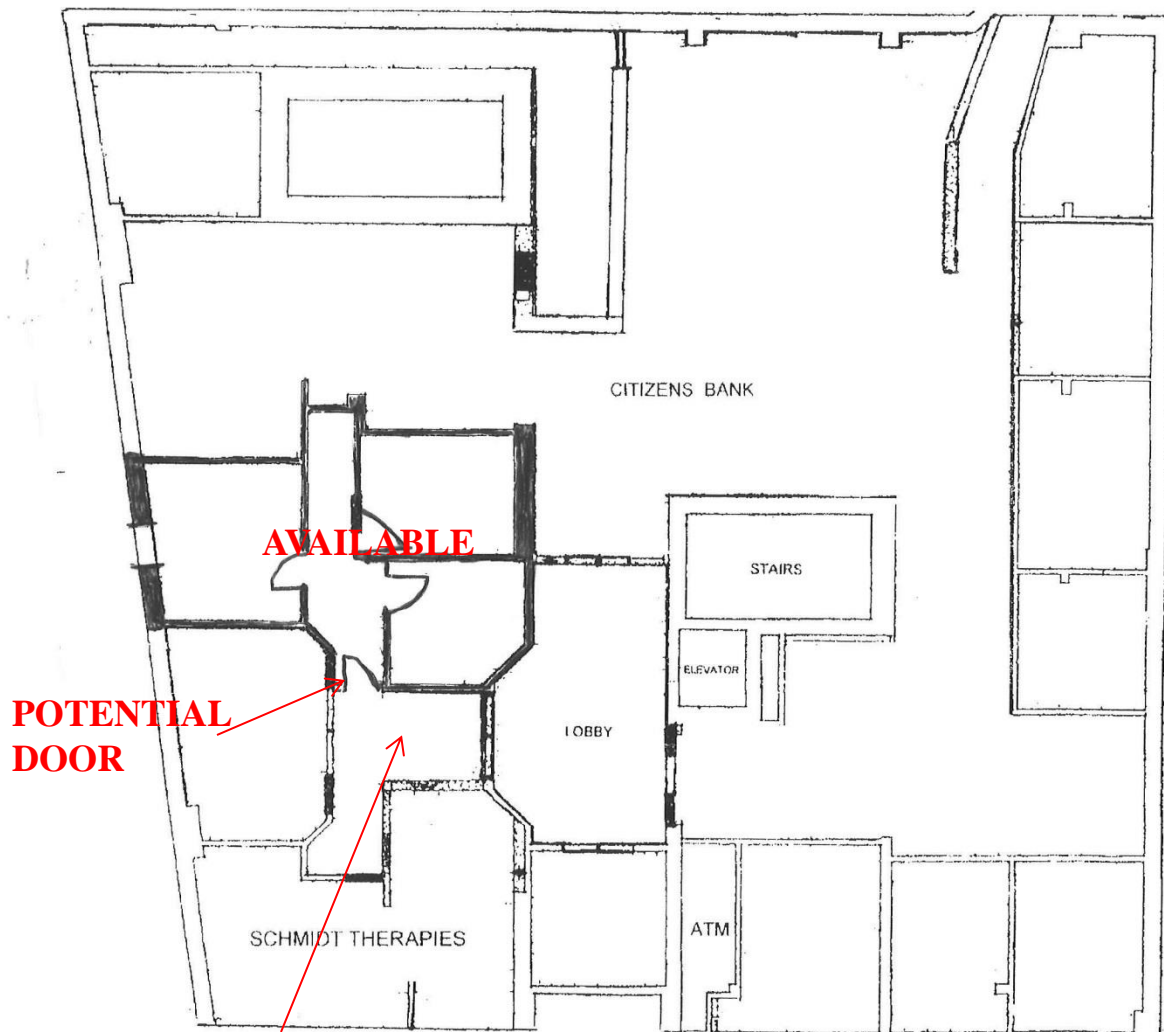
Parking Level – Floor Plan 1,043+/- SF + Storage

TO PARKING



20 West Park Street - Lebanon, NH

First Floor – Floor Plan Suite 102 - 104



**POTENTIAL
DOOR**

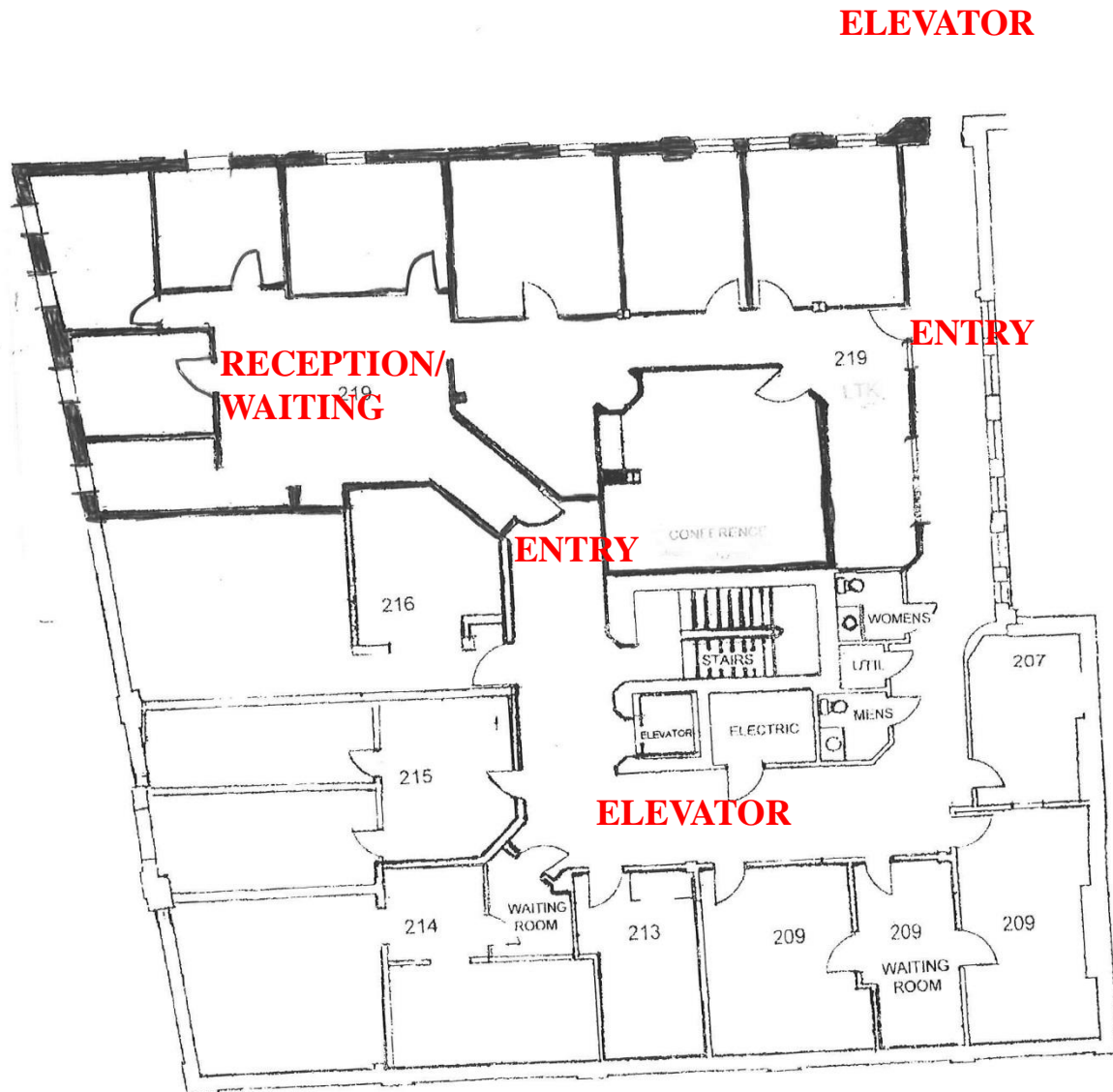
AVAILABLE

**SHARED
WAITING**

**TO HOURLY
PARKING**

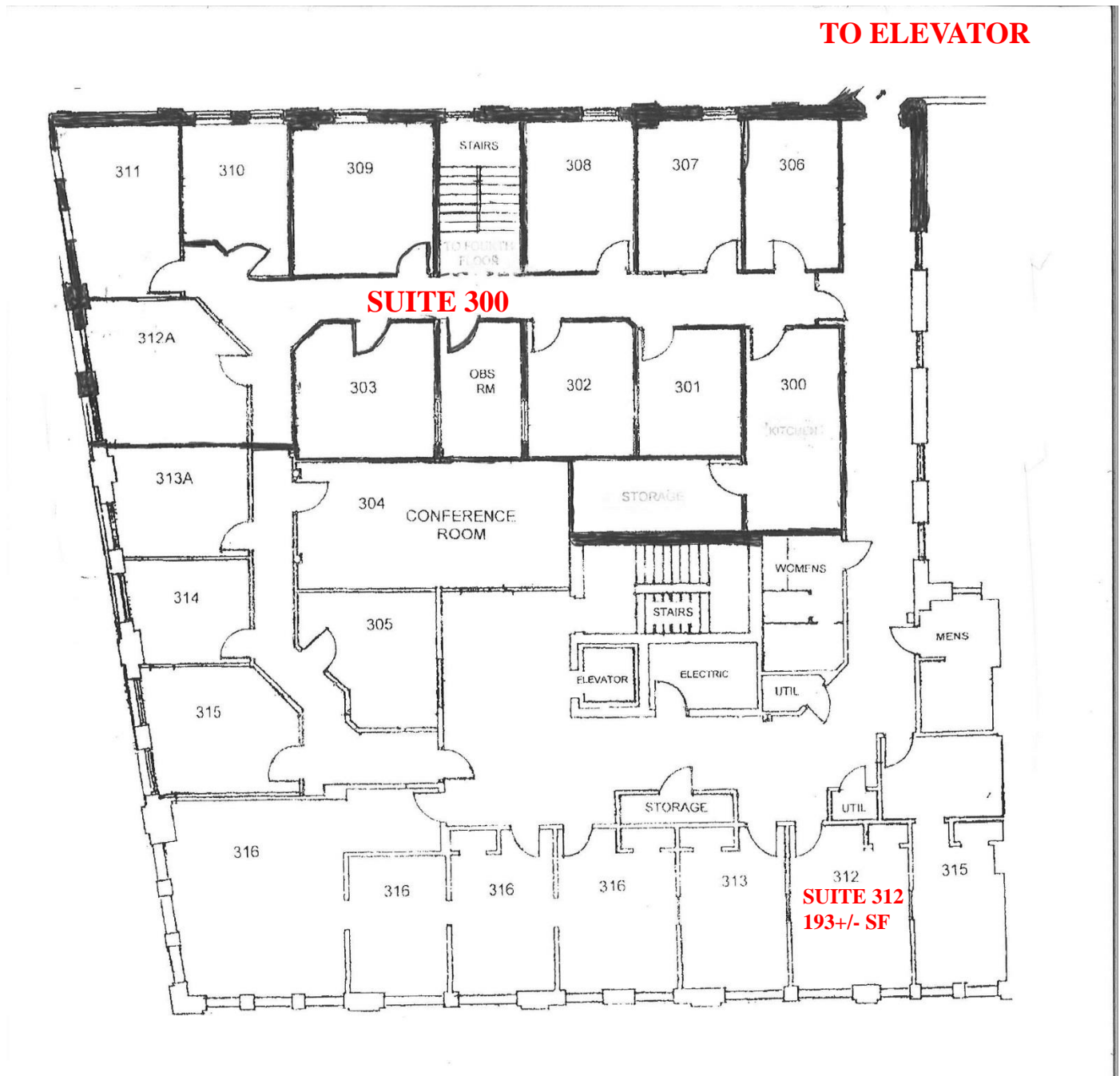
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Second Floor – Floor Plan Suite 219 (2,710+/- SF)



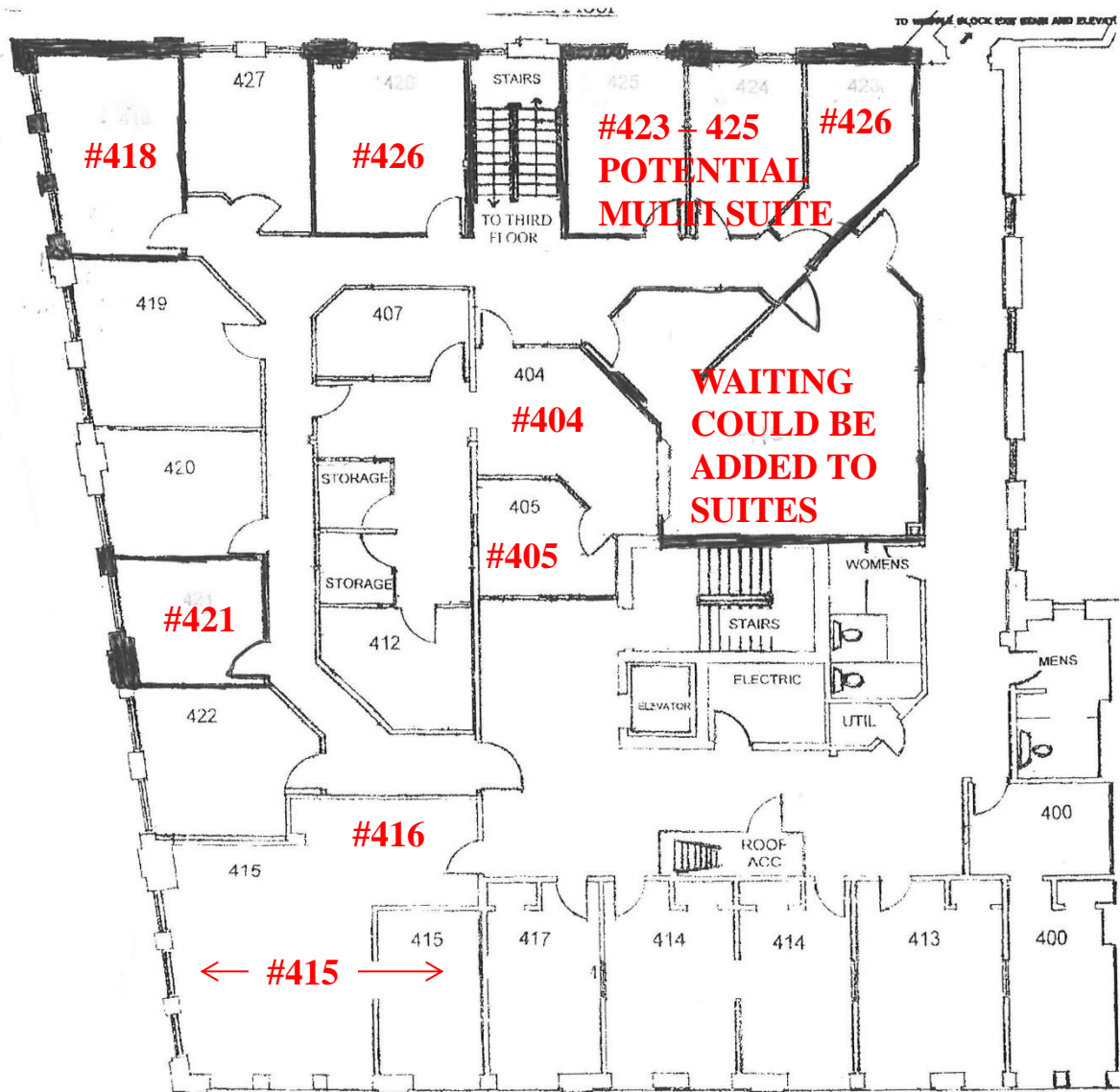
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Third Floor – Floor Plan Suite 300 (2,700+/- SF)



20 West Park Street - Lebanon, NH

Fourth Floor – Floor Plan Single Offices



Estimated Operating Expenses

20 West Park, LLC
Estimated Operating Expenses
20 West Park Street
24,563 rentable square feet

	Total	estimate/ sf.
Repairs and Maintenance	100,000	4.07
Utilities	53900	2.19
Management fees	21000	0.85
Insurance	7500	0.31
Property taxes	50000	2.04
Elevator lease	8700	0.35
	241,100 \$	9.82