

# GLEN ROAD PLAZA

## OFFICE OFFERINGS

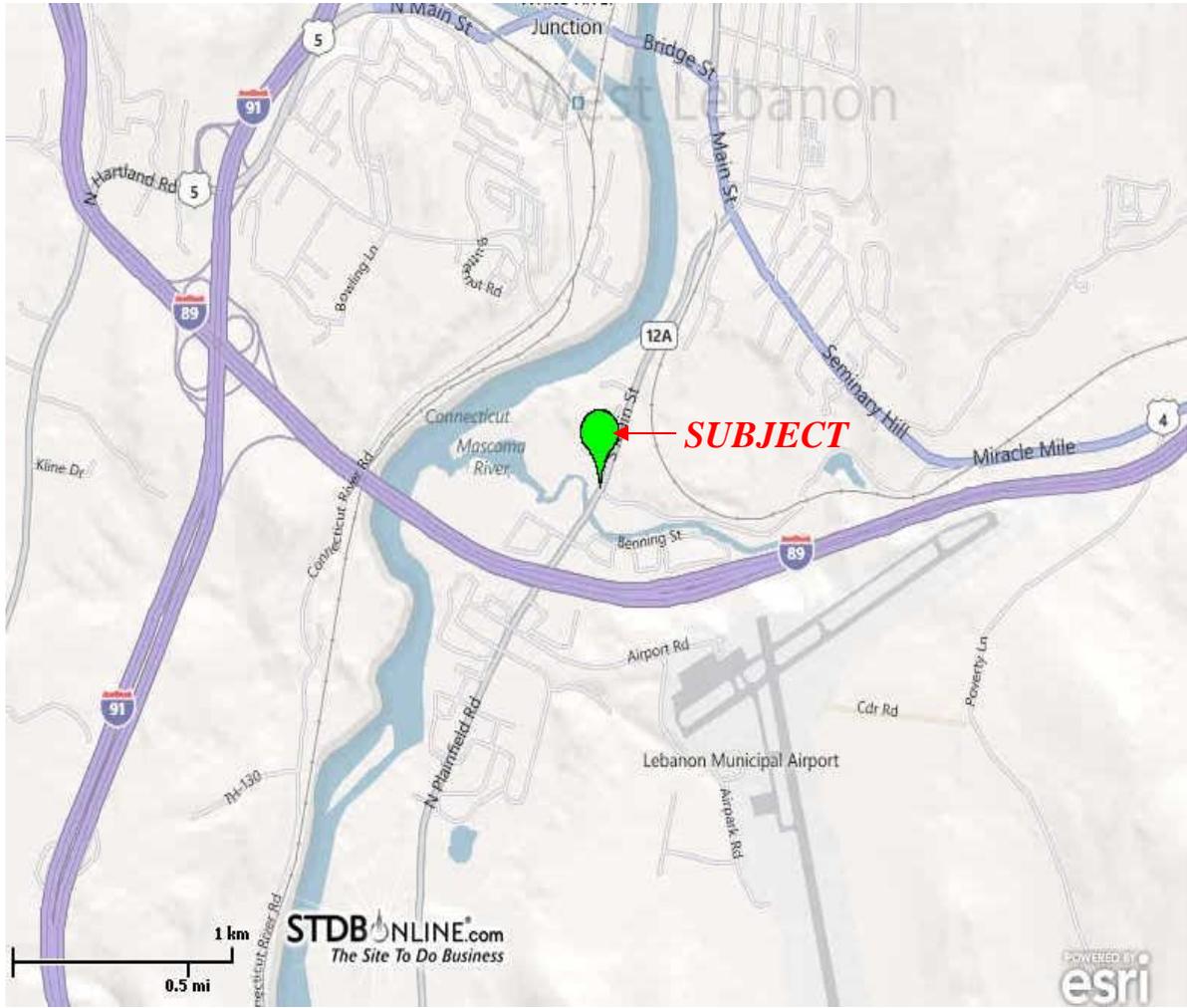
Route 12-A (Exit 20, I-89)  
West Lebanon, NH



Lang ✦ McLaughry ✦ Commercial

**Post Office Box 5419, West Lebanon, NH 03784  
(603) 298-8904**

# Area Map



*Glen Road Plaza  
West Lebanon, NH*

# *Executive Summary*

**The Glen Road Plaza is strategically located on Route 12-A, just off Exit 20 of Interstate 89. The 12-A corridor has been, and currently is, very attractive as a regional destination center and convenient for staff and customers. The trade area for the Route 12-A corridor extends for almost 50 miles. Current trade area demographics for 25 miles are over 125,000.**

**The strong mix of retail and office tenants are very compatible.**

**The current offerings provide for single and multiple office suites starting at 330+/- SF. The office rents are all inclusive of building operating expenses and include utilities. A common waiting room is available. Parking is ample for staff and customers.**

*For additional information,  
please contact:*

**BRUCE M. WATERS, CCIM**

*Senior Broker*

*Lang McLaughry Commercial*

*(603) 298-8904*

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*Typical Second Floor Office Locations*





**Common Waiting Area**

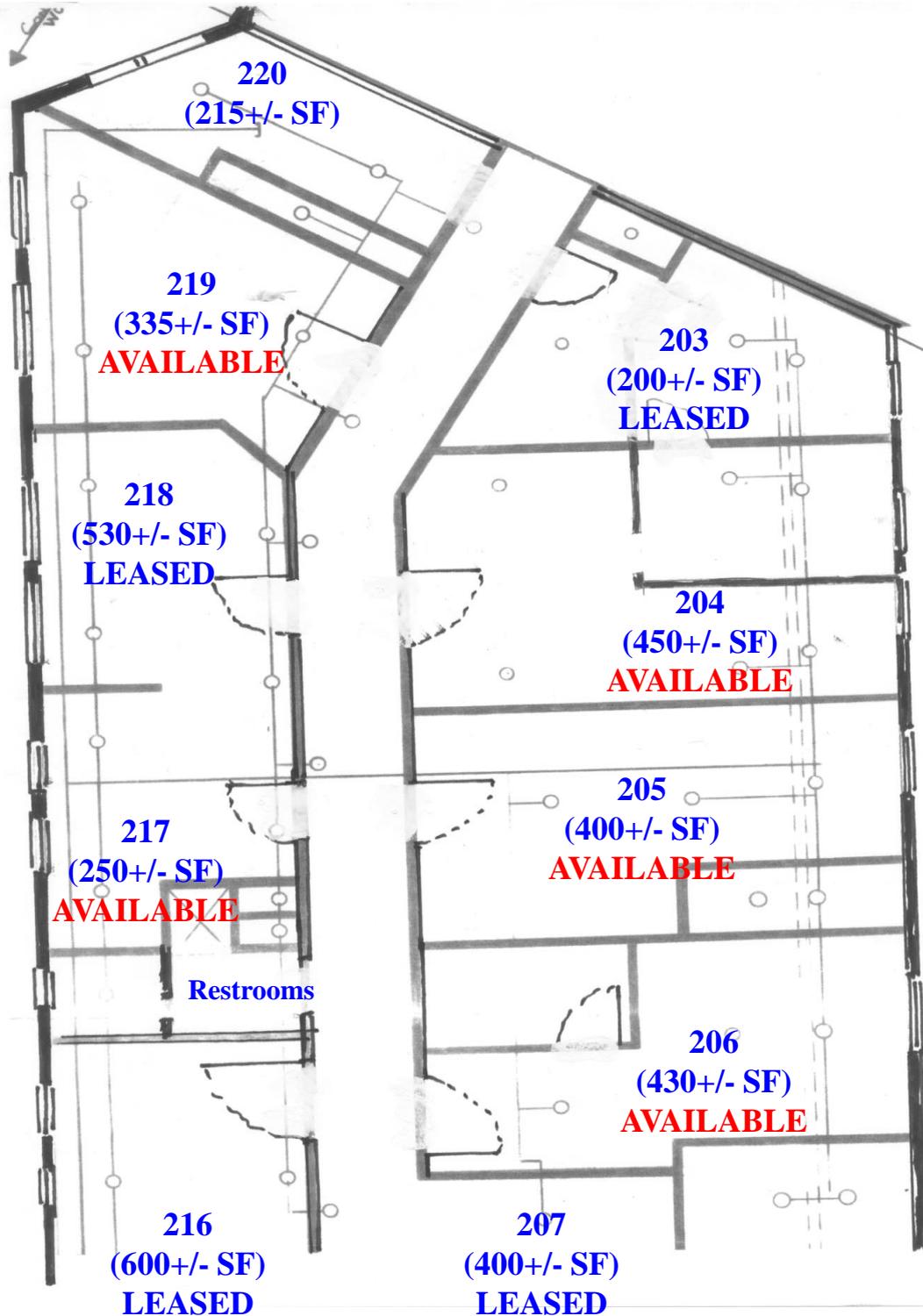


**Hallway**

# *TYPICAL OFFICE SUITES*



# FLOOR PLAN



# *Office Availability*

## *Glen Road Plaza*

<u>Unit #</u>	<u>Approximate SF</u>	<u>Rent per Month</u>
204	450+/- SF	\$450/Month
205	400+/- SF	\$400/Month
206	430+/- SF	\$430/Month
209	325+/- SF	\$325/Month
215	400+/- SF	\$500/Month
217	250+/- SF	\$275/Month
219	330+/- SF	\$325/Month

**Rents include common area expenses and utilities. Tenant supplies telecom connections.**