

General Information

*Property address:75 Gilcrest Road,Unit 200, Londonderry, NH 03053

- * Property Type: Office/Retail
- Access and Directions to property: Take I-93 Exit 4 (NH 102W);Turn onto NH-102 Nashua Rd.(.06 mi.);turn right onto Gilcrest Rd.(.05 mi.) 75 Gilcrest in on the left.
- Full description of Lot or Property: Executive office(s) available in first class complex just off of Exit 4, I-93 in Londonderry, NH. A single or double office is available on ground floor. Unit 200- 2 and 200-3 are available separately and combined. Each are furnished and have large window lines. Unit 2 is slightly larger. The facility has use of common kitchenette, conference room and various other services including waiting area, copier/fax and receptionist. Utilities included as well as Internet. Ample parking in large lot just outside of the space. Individual signage on internal marquee is available, too. Perfect location for small business looking for many services and benefits, but included in single monthly rental payment. Unit 200- 2 and 200-3 are connected by internal door which can be sealed if only one unit is leased, but can be left intact if tenant wants larger double office unit. Unit 200-3: \$500/mth, Unit 200-2: \$600/mth. Both units combined: \$950 per month.
- *❖Lot #: 007 065C 3200
- * Pricing: Unit 200- 2: \$600/mth Unit 200- 3: \$500/mth Unit 2 and 3 rented together: \$950 per month.- All gross lease.

Site Data

- *❖Lot Size: 8.74 Acres
- *❖Frontage: Primary Road: _____ Secondary Road: _____
- *❖Square Footage of Structure(s): _____ Unit Size: Unit 2 is approximately 250 SF rentable SF. Unit 3 is approximately 200 SF rentable.
- *∇Number of Floors: Units on ground floor
- *❖Sewage: Municipal
- ❖ Gas: Propane Natural NA
- * Water: Well Municipal
- ∇ Number of Bathrooms: Two restrooms
- ∇ Basement: None-
- ∇ Included: Furniture: Each unit is furnished with furniture currently within unit. 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: 100 spaces
- ∇* Number of docks: _____ Door height: _____ NA
- ∇* Number of drive-in doors: _____ Door height: _____ NA
- ∇* Communications network: (DSL, cable, phone line only, etc.) High Speed Internet included.
- *❖Zoning: C-1 Permitted Uses: see City Information Links Sheet
- ❖ Signage: Tenant has a space on unit marquee, if desired.
- *❖Traffic count report: closest number: see City Information Links Sheet where: _____

Building Construction

- *❖Age of Building(s): 1987
- *∇Type of Construction: wood
- *∇Ceiling Height: _____ Varied
- *∇Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl
- *∇Floors (Carpeted, concrete, tile, etc.) Mostly carpeted
- *❖Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingles
- *❖Lighting: Various

Building Services

- *❖Heat Source (Fuel)/Heat Type: Electric / heat pumps. 5 zones
- *❖Air Conditioning Source/Type: Central

*∇ Handicapped Access: Unit is on ground floor and accessible by elevator, even if building is entered from lower level.

*∇ 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: _____

*❖ Electrical Service: There are 2 meters. One is for the HVAC and the other runs everything else.

Additional Features: Unit rental comes with use of conference room, kitchenette, waiting/reception area. Utilities (and Internet) is included. Units are furnished with whatever is currently in the unit.

Additional Information

*∇ NNN amount: NA Nets include: N/A

Association Fees: Included NA

*❖ Taxes: Included per year. For year:

*❖ Deed: Book: _____ Page: _____ Date: Not available: NA

❖ Area:

- Other businesses: MacDonalds; Market Basket; Hess Gas Station; Londonderry Ford; Home Depot
- Transportation: I-93 Exit 4
- Local improvements: I-93 Widening Project
- Other area notables: _____

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