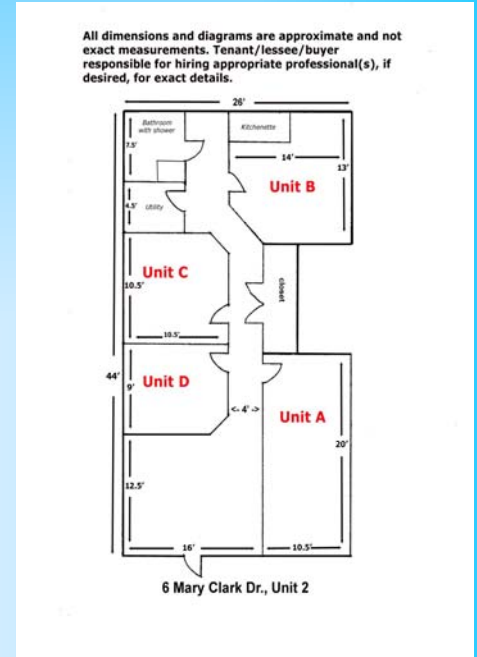


# Office/Commercial Units for Lease

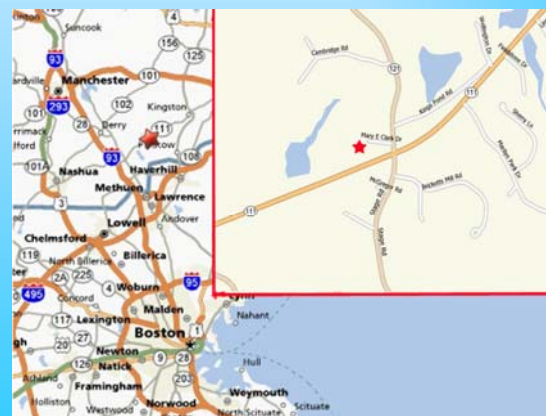
Unit 2, Comeau Building  
6 Mary Clark Drive, Hampstead, NH

**Unit 2 is a 1,144 +/- SF office unit that has been divided into four various affordable spaces. Located on the ground floor with a private front entrance and all units have nice natural lighting from interior windows to hallway. Common restroom that includes a SHOWER! Great location in a professional business complex with ample parking and marquee signage.**

Rates starting  
@  
**\$400 per month**  
(Gross lease)



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General Unit Information

\*Unit #:6 Mary Clark Drive, Unit 2, Hampstead, NH 03841

Full description individual unit: Various sizes of offices available starting at \$400 per month. Utilities included. Common restroom (with shower) and front reception area. Very affordable spaces in modern building. Units are on ground level and have nice natural lighting from interior windows to hallway. Unit A has exterior window. Unit B has small sink and countertop area. Units C and D are most affordable offices in the area. Estimated rentable SF (includes common area factor) for units are: A: 405+/- SF, B: 350+/- SF, C: 211+/- SF, D: 178+/- SF. Interior SF and dimensions shown on additional diagrams, documents.

\*  Unit Pricing: \$400 for smaller left units (Unit C & D), \$450 (Unit B) for back office with kitchenette ( Gross lease)

Site Data

\*  Unit size: 1,144 +/- SF

∇\*  Unit located on floor: 1

∇  Number of Bathrooms within unit or utilized by unit: 1 (with shower)

Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord.  
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 for unit: parking in front of unit as well as numerous parking areas throughout complex

\*  Number of docks: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Number of drive-in doors: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Communications network: (DSL, cable, phone line only, etc.) high speed

Signage: On building marquee

∇  Floors (Carpeted, concrete, tile, etc.) Mostly carpet-kitchenette tiled

∇\*  Ceiling Height: 8.5  Varied

\*  Heat Source (Fuel)/Heat Type: Gas-Propane

Air Conditioning Source/Type: Central

\*  Handicapped Access: Ground level entry

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: x

\*  Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: \_\_\_\_\_

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but we make no representation or warranties, expressed or implied, as to accuracy of the information.



6 Mary Clark, Unit 2

# Unit 2



Large Waiting or Reception Area



Unit A

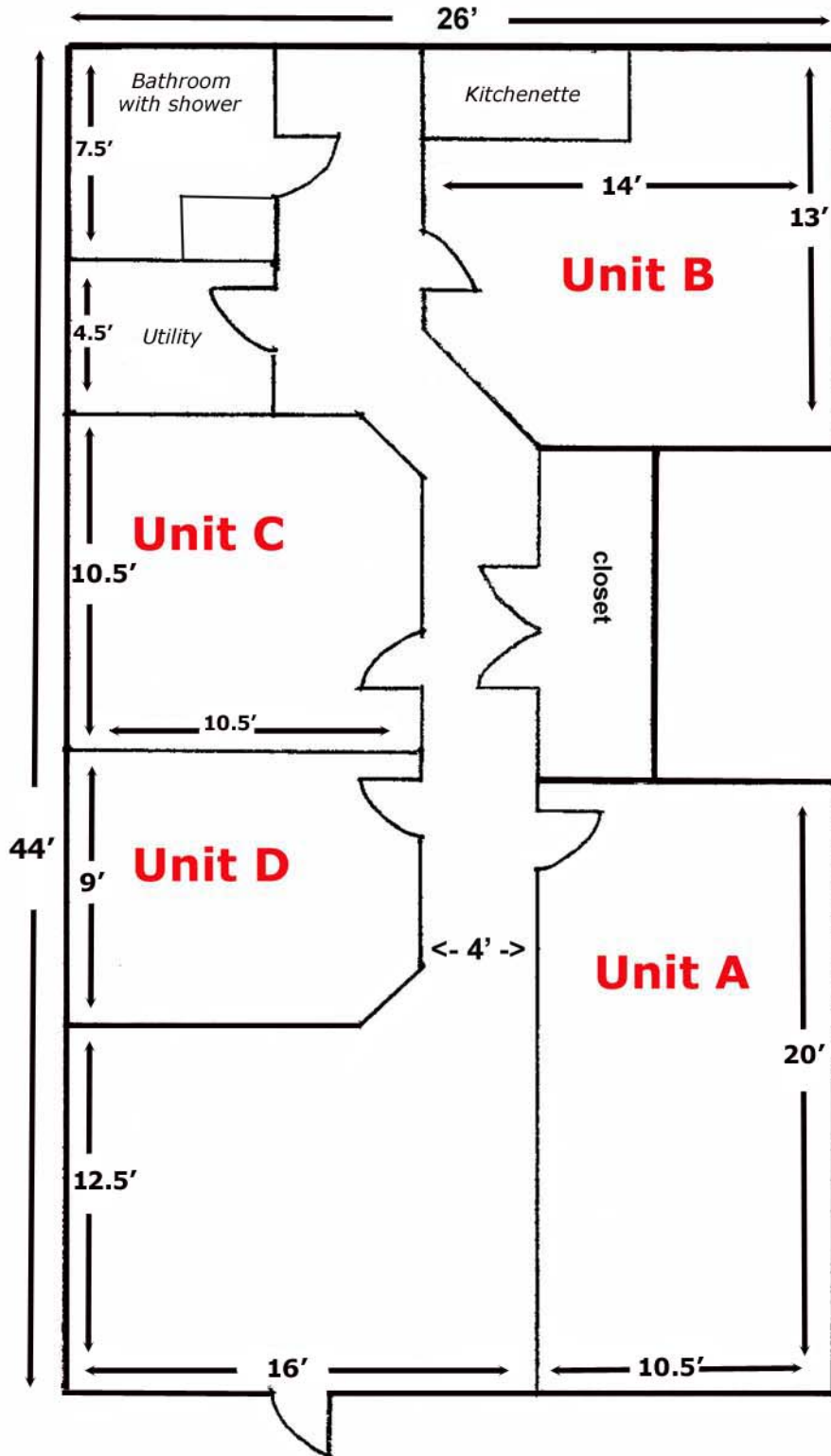


Unit B Kitchenette



Unit has restroom/shower

All dimensions and diagrams are approximate and not exact measurements. Tenant/lessee/buyer responsible for hiring appropriate professional(s), if desired, for exact details.



6 Mary Clark Dr., Unit 2

# Pricing for 6 Mary Clark Commercial Units

## **Unit 2:**

Unit A: LEASED

Unit B: \$425 per month Gross (Includes all utilities & common area expenses.)

Unit C: \$400 per month Gross (Includes all utilities & common area expenses.)

Unit D: \$400 per month Gross (Includes all utilities & common area expenses.)