

FOR SUBLEASE

±5,000-38,000 SF

OFFICE/R&D SPACE

9 NORTHEASTERN BOULEVARD :: SALEM, NEW HAMPSHIRE



OVERVIEW

CBRE/New England is pleased to present ±5,000-38,000 SF of office/R&D space for sublease at 9 Northeastern Boulevard in Salem, New Hampshire. The sublease premises consists of 16,000 SF of office and 22,000 SF of industrial space. The space can be expanded to 50,000 SF and the lease expires 12/31/2023.

9 Northeastern Boulevard is a 660,000 SF building that was extensively renovated in 2011. The building is situated on 105 acres in a campus-like setting. It offers a corporate image and lifestyle in a suburban location. Amenities include a full-service cafeteria, on-site fitness center with showers, outdoor courtyard and athletic field.

The property is located just minutes from Exit 2 off Interstate 93 and less than 10 minutes from the Massachusetts border.

FOR MORE INFORMATION

Roger Dieker

First Vice President
603.540.8315
roger.dieker@cbre-ne.com

Mike Tamposi

Vice President
603.315.4348
mike.tamposi@cbre-ne.com

Chris Healey

Associate
603.475.1235
chris.healey@cbre-ne.com

www.cbre.com/manchester

2 Wall Street • Manchester, New Hampshire 03101
603.626.0036 • Fax 603.626.0249

CBRE | New England

© 2014 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

FOR SUBLEASE

±5,000-38,000 SF



**OFFICE/R&D
SPACE**

9 NORTHEASTERN BOULEVARD :: SALEM, NEW HAMPSHIRE

LOCATION

- **Building Size** ±660,000 SF
- **Available SF** ±5,000-38,000 SF (expandable to 50,000 SF)
- **Year Built** 1977, renovated 2011
- **Clear Height** 18-32'
- **Column Spacing** 40' x 30' in warehouse
- **Loading** Shared with other tenants
- **Parking** 3.26/1,000 SF
- **Zoning** Industrial B
- **Utilities** Municipal water and sewer
- **Sublease Expiration** 12/31/2023
- **Sublease Rate** \$10.00-18.00/SF modified gross

AERIAL



www.cbre.com/manchester

2 Wall Street • Manchester, New Hampshire 03101
603.626.0036 • Fax 603.626.0249

CBRE | New England

© 2014 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture