OFFICE/R&D SPACE

 $\pm 16,000$

9 NORTHEASTERN BOULEVARD

Salem, NH





PROPERTY OVERVIEW

CBRE/New England is pleased to present $\pm 16,000$ SF of office/R&D space for sublease at 9 Northeastern Boulevard in Salem, New Hampshire. The sublease premises consists of office and industrial space. 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 and 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.



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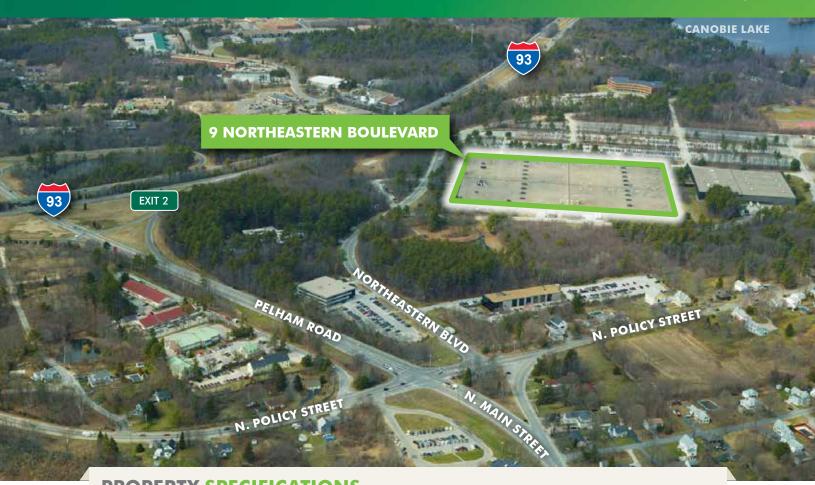
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±16,000 SF OFFICE/R&D SPACE

FOR SUBLEASE

9 NORTHEASTERN BOULEVARD Salem, NH



PROPERTY SPECIFICATIONS

+ Building Size ±660,000 SF

+ Available ±16,000 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

+ **Zoning** Industrial B

+ **Utilities** Municipal water and sewer

+ Sublease Expiration 12/31/2023

+ Sublease Rate \$12.00/SF modified gross

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