

Airport Area Class A Office Space Pre-Leasing Opportunity 6A-6C Kitty Hawk Landing Londonderry, NH 03053



GRUBB & ELLIS
Northern New England

Falling Water Office Park



Falling Water Office Park will be a first Class A office complex in the Manchester-Boston Regional Airport area.

Site work is completed and construction will begin on the first of the two planned buildings in 2012.

Highland Forwarding, named one of the 5,000 fastest growing private companies in the nation by *Inc.* magazine, will occupy one level of office space and a portion of the lower level warehouse space of the first building. A second level is available for lease, as well as the entire second building, for a total of 95,660± usable sf.

All space is available for pre-leasing prior to construction.

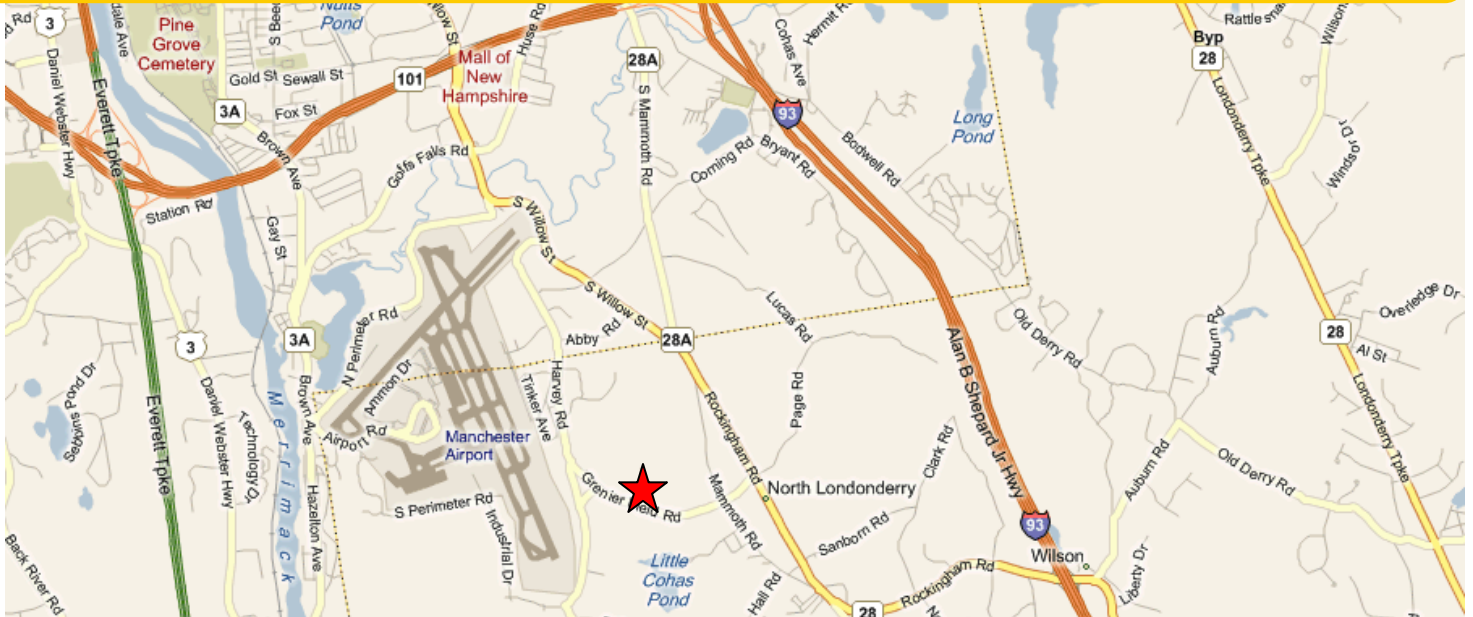
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Snapshot

Building Type	Class A Office
Year Built	2012
Total Building SF	120,580± rsf
Acres	15±
Available SF	95,660± total usf 5,000± min. divisible usf 11,630± max. contiguous usf
Lease Rate	\$13.50 psf NNN

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Property Highlights

- Class A office complex that will consist of 2 buildings on 15± acres
- Smaller building (27,960± usf) will have office space available on two floors, as well as some lower level warehouse space
- Larger building (67,700± usf) will consist of office space on 3 levels, plus some warehouse space on the first level
- Located just south of the Manchester-Boston Regional Airport, this is the only Class A office space in the airport area
- Featuring dramatic views of the airport and western horizon
- Located in a Foreign Trade Zone and an Economic Revitalization Zone
- Highway accessibility to Interstates 293 and 93, as well as Route 3 via airport access road
- Parking ratio is 4 per 1,000 sf
- Utilities: municipal water and sewer; natural gas
- Tenant fit-up allowances to be determined
- All space is available for pre-leasing prior to