

FOR SALE OR LEASE > IDEALLY LOCATED OFFICE BUILDING

Downtown Route 1 Office Building

408 LAFAYETTE ROAD, HAMPTON, NH 03842

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Snapshot > Handsome Office Building

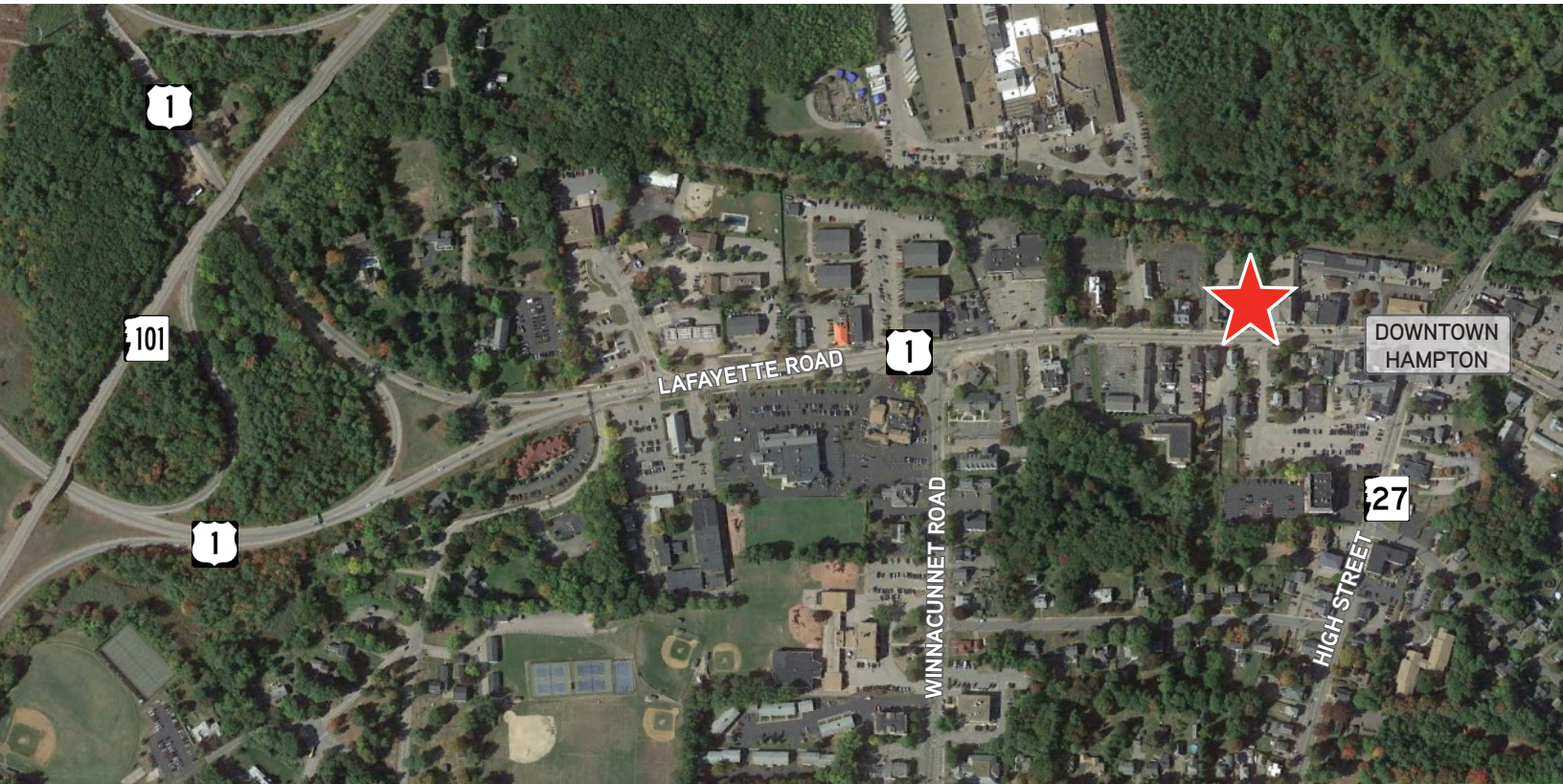
Building Type	Office
Total Building SF	5,064±
Available SF	2,407± to 5,064±
Acreage	0.40±
Utilities	Municipal water & sewer Natural gas
Road Frontage	70'± on Lafayette Road
Parking	20 spaces
2017 NNN Expenses	\$5.74 > Taxes: \$2.25 > CAM: \$3.49
Lease Rate	\$13.00 NNN
List Price	\$650,000



ANDREW M. WARD
PORTSMOUTH, NH
andy.ward@colliers.com

COLLIERS INTERNATIONAL
500 Market Street, Suite 9
Portsmouth, NH 03801
MAIN +1 603 433 7100
www.colliers.com

408 Lafayette Road | Hampton, NH



Property Highlights

- › Downtown Route 1 office building with great visibility and 20 off-street parking spaces
- › 3-story building with full basement consists of 16 offices, 4 conference rooms, 3 bathrooms, a kitchenette, and a vaulted reception area
- › Building can be demised into 2 separate units; Unit 1 would consist of 2,407± SF on the lower level and 1st floor and Unit 2 would consist of 2,657± SF on the 2nd and 3rd floors; both units can have basement access, which is not included in the rentable SF for each unit
- › Building features a large roadside sign on a well-traveled commercial corridor with 15,000 VPD (NHDOT 2014)
- › Exterior renovations were completed in 2017
- › 2 blocks from the center of downtown, the property is a short walk to all amenities including restaurants, bars, cafes, banks, and pharmacies
- › Hampton offers a wonderful quality of life for both its residents and its businesses; this building is located 2.5± miles from the beaches of Hampton, a summer tourist destination with scenic views, waterfront attractions, entertainment, and recreation

Contact Us

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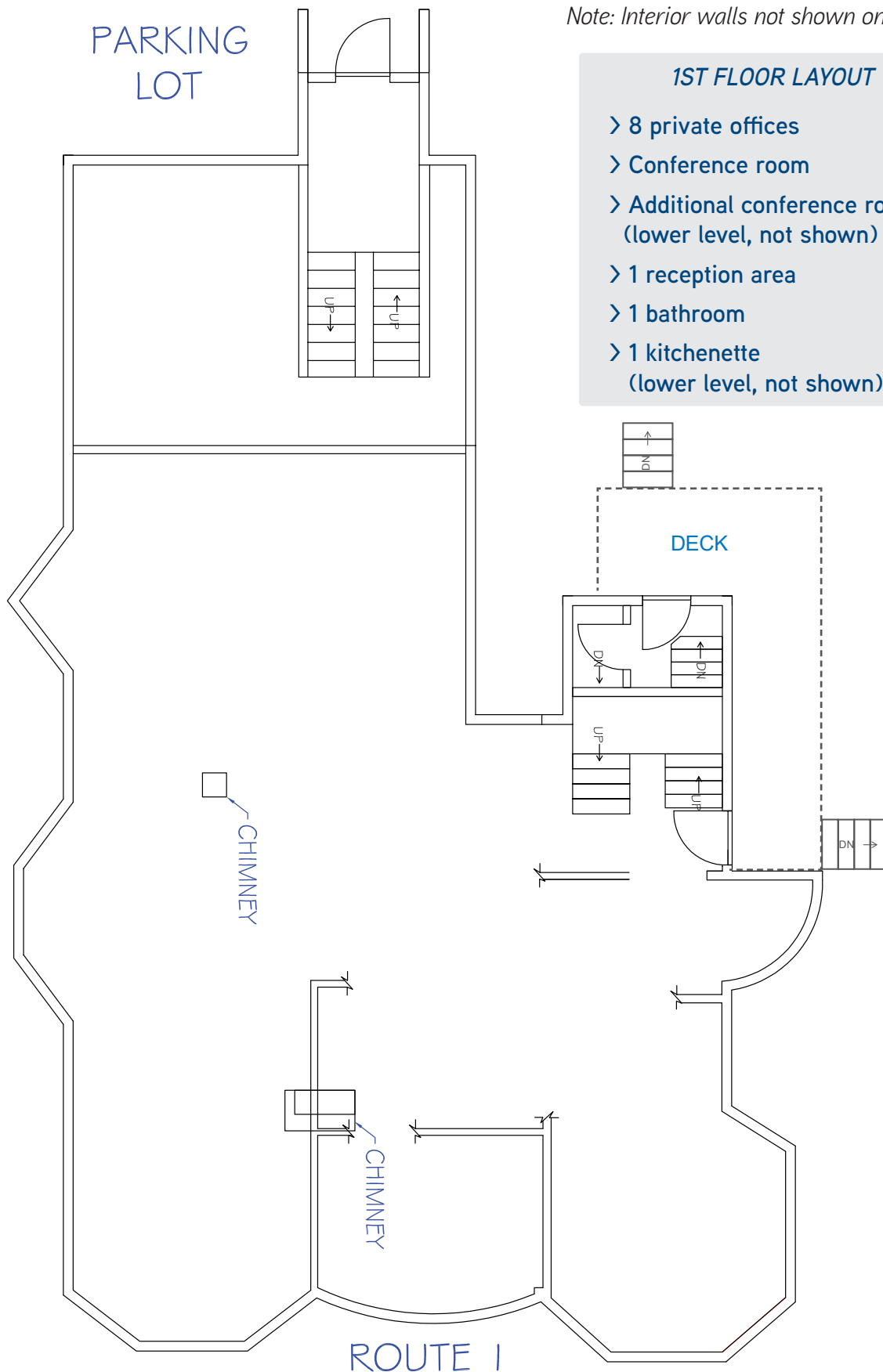


1st Floor Plan | 2,407± SF

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Note: Interior walls not shown on floor plan



2nd Floor Plan | 1,465± SF

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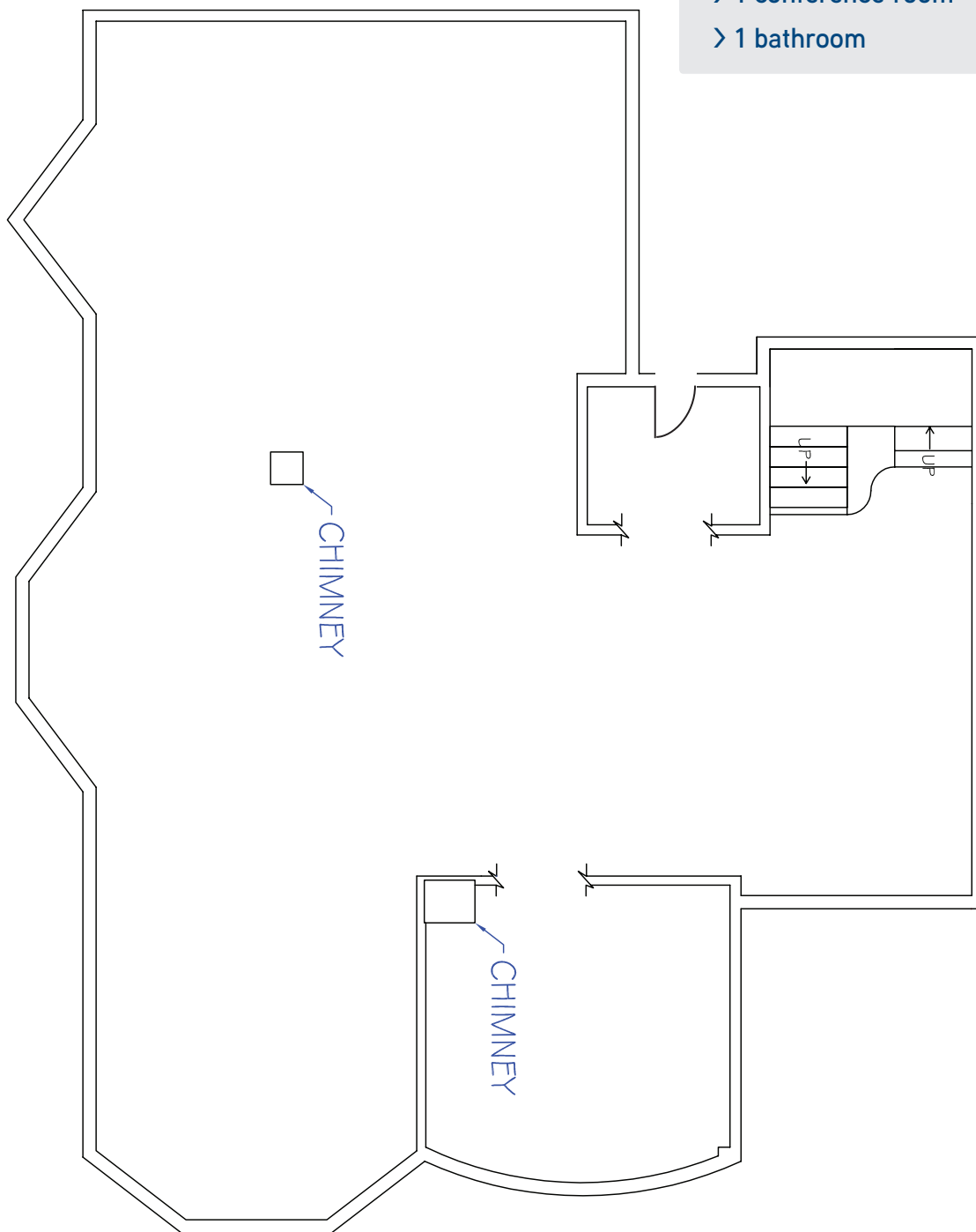


PARKING
LOT

Note: Interior walls not shown on floor plan

2ND FLOOR LAYOUT

- > 5 private offices
- > 1 conference room
- > 1 bathroom



ROUTE 1

3rd Floor Plan | 1,192± SF

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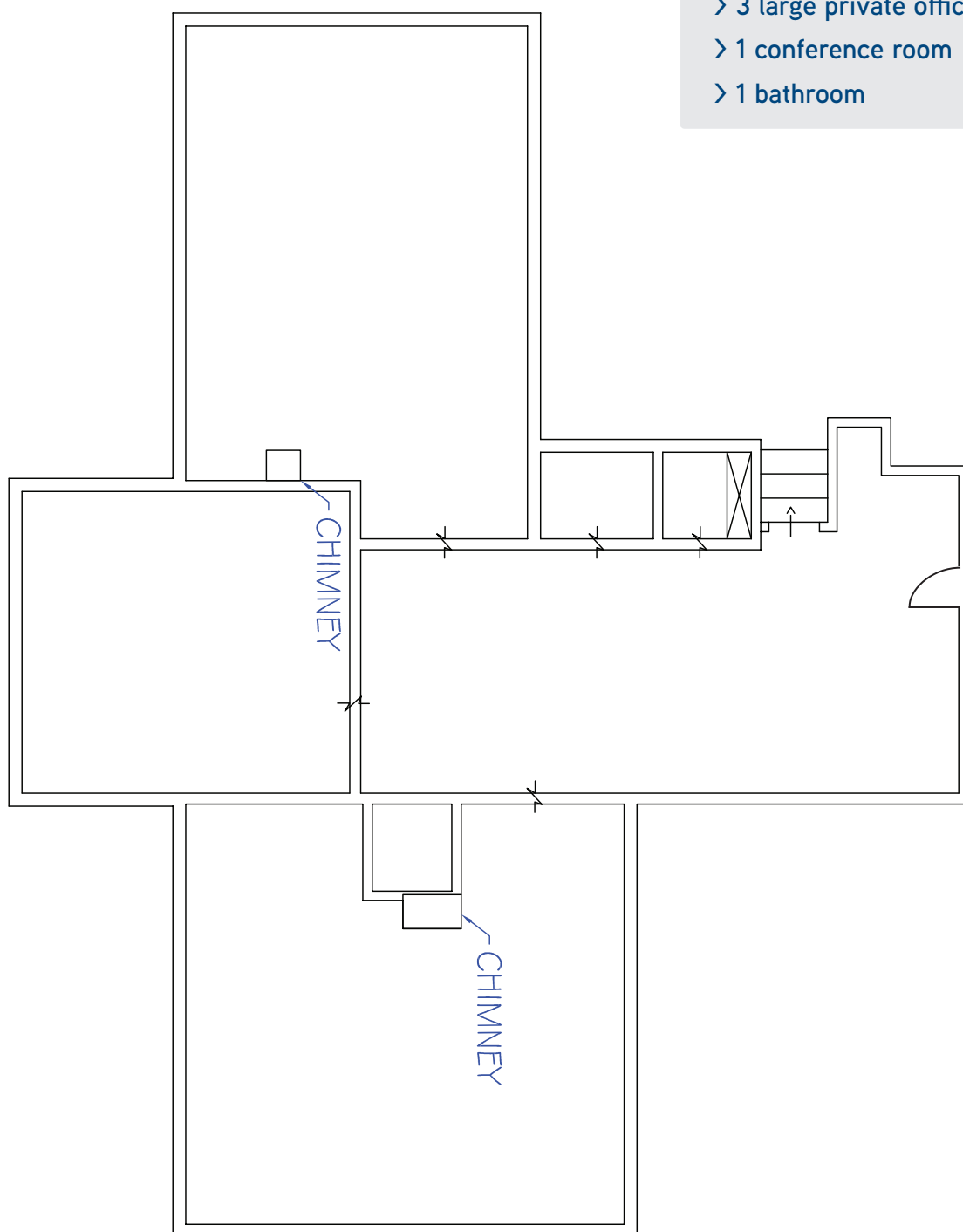


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Note: Interior walls not shown on floor plan

3RD FLOOR LAYOUT

- > 3 large private offices
- > 1 conference room
- > 1 bathroom



ROUTE 1