FOR LEASE > CLASS A "GREEN" MIXED USE BUILDING

Northland Farms Business Center

183 ROCKINGHAM ROAD, WINDHAM, NH 03087





Property Highlights

- > Newly constructed, sustainable, Class A mixed use building
- > Green features include a geothermal system for optimal heating and cooling, energy efficient lighting and a ground solar-generated electric supply, reducing utility costs significantly
- > Other highlights include a back-up generator, security system with card access control and cameras, as well as a fire alarm/ sprinkler system
- > Excellent signage on busy Route 28/Rockingham Road with 10,815± VPD (NHDOT 2014)
- Delivered vanilla box, with a generous tenant improvement allowance



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Building Type Class A mixed use

Year Built 2015

Number of Floors 3

Total Building SF 30,000±

Available SF

1st Floor 1,933± to 4,413± maximum contiguous

2nd Floor 2,500± to 10,160± **LEASED!**

3rd Floor 4,506± LEASED!

Utilities Private water & sewer

Geothermal system

Electric 120-208V/3 phase

Zoning Business Commercial A

Parking 111 lined spaces

ADA Accessible Yes

2017 NNN Expenses PSF \$6.18

TI Allowance \$20.00 PSF

Lease Rate \$14.00 NNN

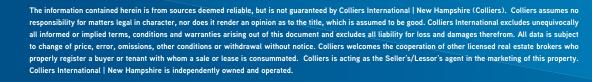




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1st Floor Conceptual Plan

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TO PROPER

