

FOR SALE OR LEASE > CLASS A OFFICE BUILDING

Beautiful Office Building

750 EXETER ROAD, HAMPTON, NH 03842



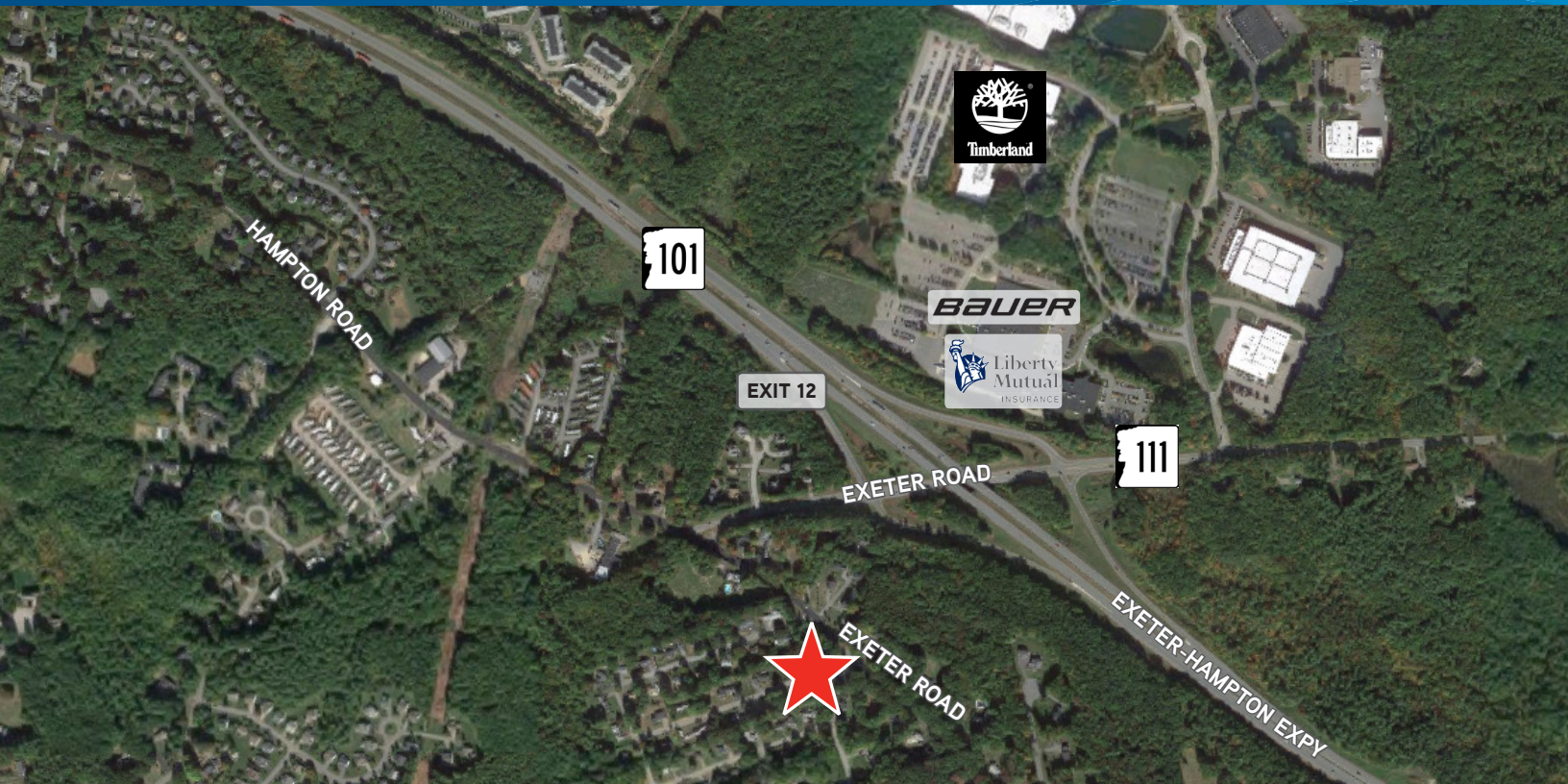
Snapshot > Class A Office Building

Building Type	Office
Total Building SF	3,614±
Available SF	2,474± finished space 1,140± unfinished space
Acreage	0.21±
Utilities	Well water Municipal sewer Natural gas
Road Frontage	79'± on Exeter Road
Parking	15 on site spaces
Zoning	RAA
2017 Taxes	\$5,788
Lease Rate	\$14.00 NNN
List Price	\$499,900

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750 Exeter Road | Hampton, NH



Property Highlights

- › The first floor consists of 2,234 SF and features 3-5 offices, a large conference room, and a full kitchen
- › The lower level offers a 240± SF finished office space with windows and 1,140 SF of unfinished space/file storage
- › High end finishes throughout, including Brazilian cherry floors, contemporary lighting, a gas fireplace, and lots of windows make this office space unique and provides a professional atmosphere
- › Other features include a security system, a generator, a three zone HVAC system, SiriusXM radio in all rooms controllable by remote, and a working gas fireplace
- › A 450 gallon salt water fish tank in the reception area is a showpiece, but can be removed should the buyer not be interested in maintaining it
- › Furniture, fixtures, and equipment are negotiable
- › Conveniently located half a mile from Exit 12, Route 101
- › Permitted uses in the RAA (residential) Zone include single family residential, church, public school, library, municipal uses, and amateur radio tower; a variance was granted in 1978 permitting professional office use such as banks, insurance agencies, attorney offices, medical professionals, professional establishments and/or other similar businesses providing direct services to consumers

Contact Us

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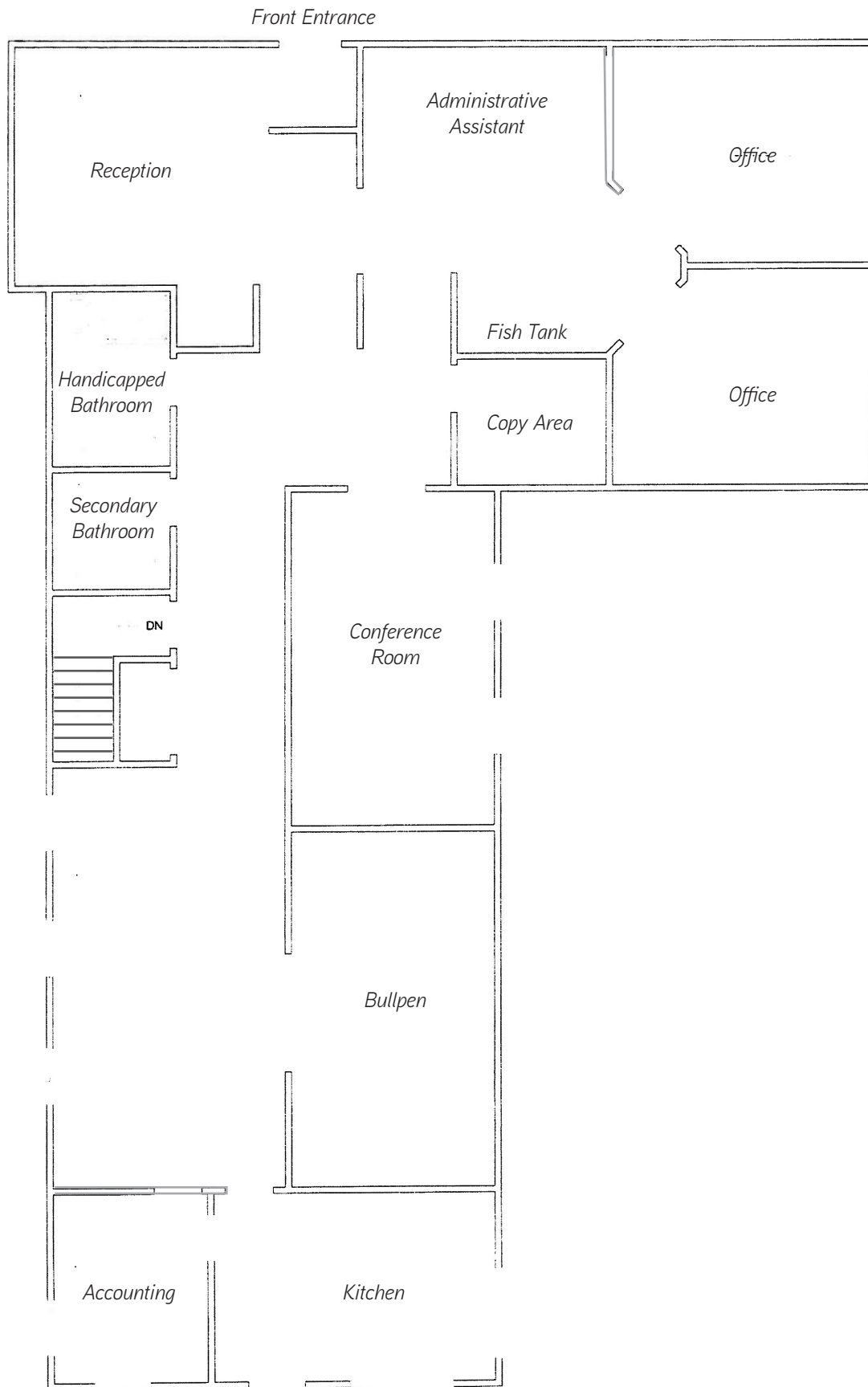
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1st Floor Plan | 2,234± SF

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