

FOR LEASE > NEWLY CONSTRUCTED OFFICE SPACE

# Free-Standing Highly Visible Building

7 ROCKINGHAM ROAD, WINDHAM, NH 03087



We are pleased to present a newly constructed office building along Route 28 in Windham. 7 Rockingham Road consists of 7,000± SF on 2 floors with an elevator and 27± parking spaces. The first floor and the second floor is first generation space in shell condition and available for lease.

This highly visible building has 217'± of road frontage along Route 28 which has over 19,000 VPD per NHDOT 2015. It is also easily accessible to Route 111, for commuters to the Hudson/Nashua and Kingston/Exeter areas, and is less than 5 minutes to I-93.

This highly traveled area boasts many businesses including, but not limited to, Walmart, CYR Lumber, Dunkin' Donuts, Cubicle Solutions, The Dance Connection, DJ Rogers Collision & Service Center, Policy Well & Pump, Trans-Medic Transmission Clinic, Park Place Lanes, and Speedway.



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# 7 Rockingham Road | Windham, NH



## Snapshot > Office Building

Building Type	Office
Total Building SF	7,000±
Available SF	1st floor: 3,500± 2nd floor: 3,500±
Acreage	0.7±
Year Built	2019
Zoning	Business Commercial District A (CDA)
Frontage	216.9'± on Rockingham Road/Route 28 216.5'± on the newly paved Windham Rail Trail
Traffic Count	19,000+ VPD on Rockingham Rd/Rte 28 (NH DOT '15)
Utilities	Private well & septic
Est. NNN Expenses	\$4.50 PSF
Lease Rate	\$16.00 NNN

## Contact Us

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