



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE

SECOND FLOOR OFFICE SPACE

ON EXIT 2 SALEM NH



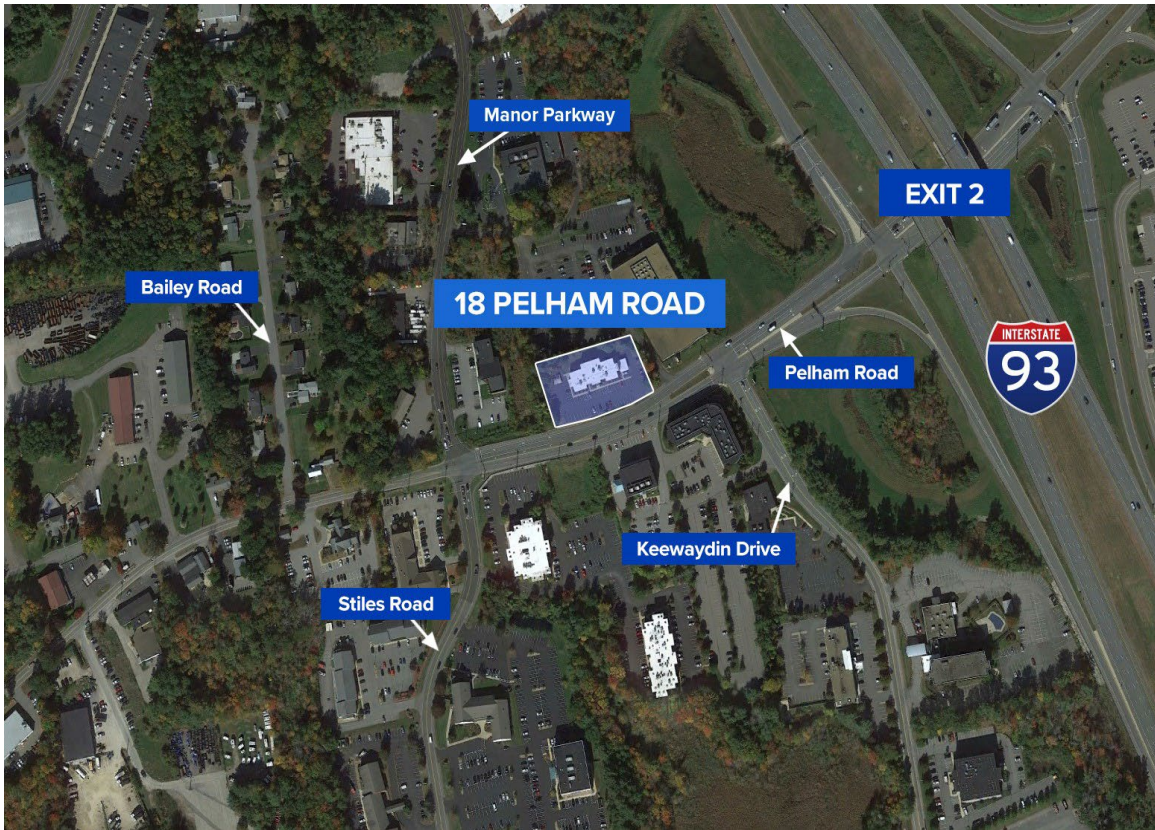
18 PELHAM ROAD SALEM NH

This 15,262 SF (approx.) two story building can accommodate a wide variety of uses. This site is located 100 yards away from Exit 2, Interstate 93.

THE OPPORTUNITY

For Lease: A portion of the second floor -1,601 RSF, 1,875 RSF or 2,374 Rentable SF

THE LOCATION



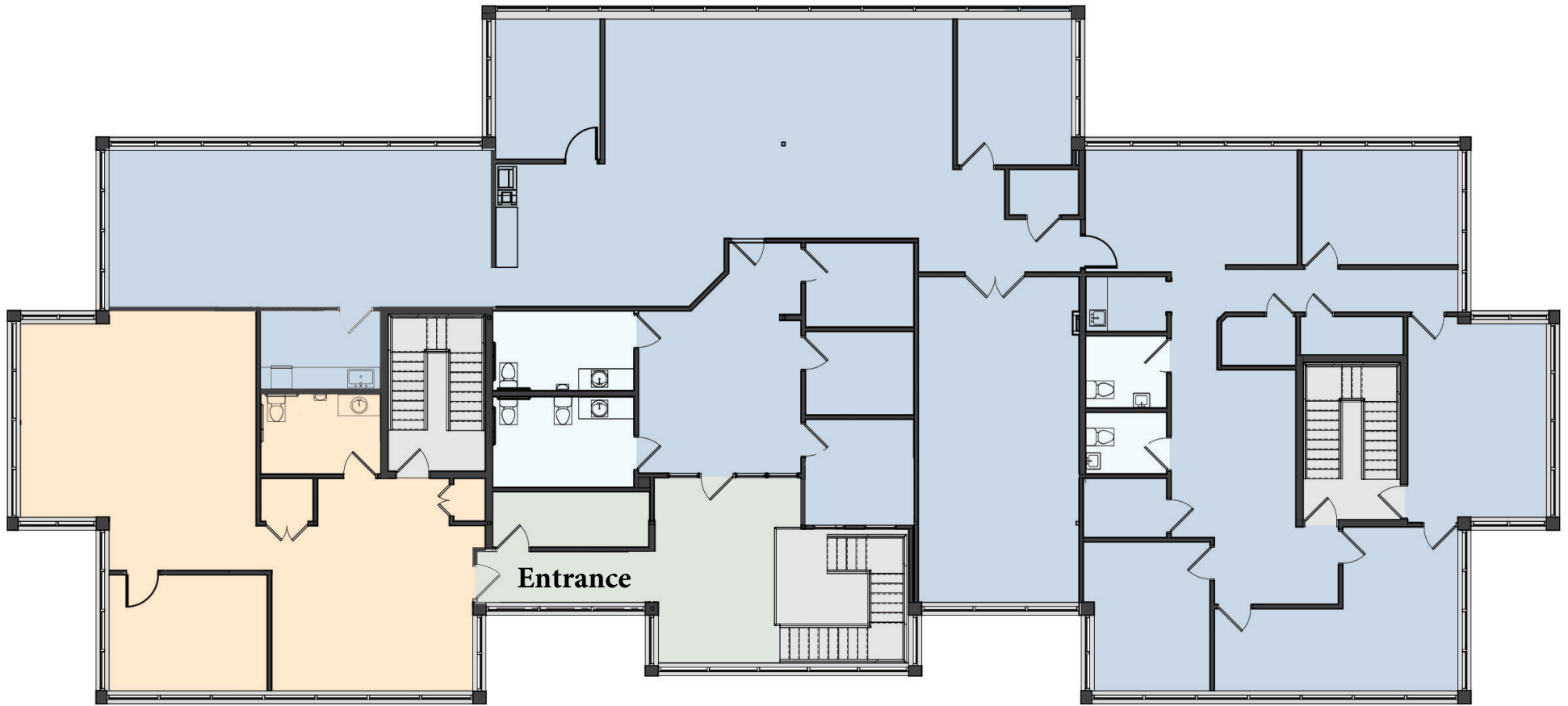
Exit 2 is 100 yards away from the parking lot entrance



Signage where 'dialysis'

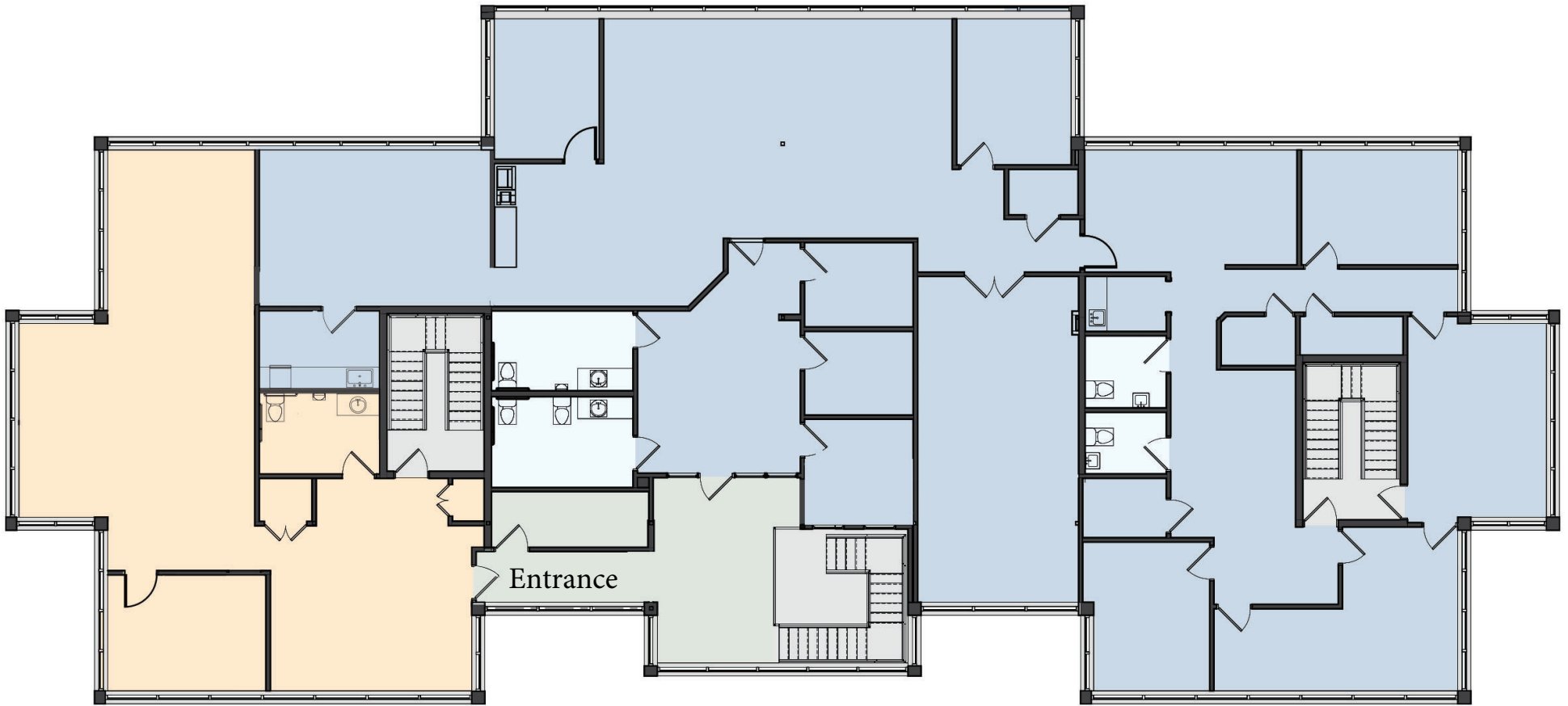
UNIT A	5677.97 SF
UNIT B	1472.29 SF
SHARED	626.60 SF

UNIT B 1,601 RSF



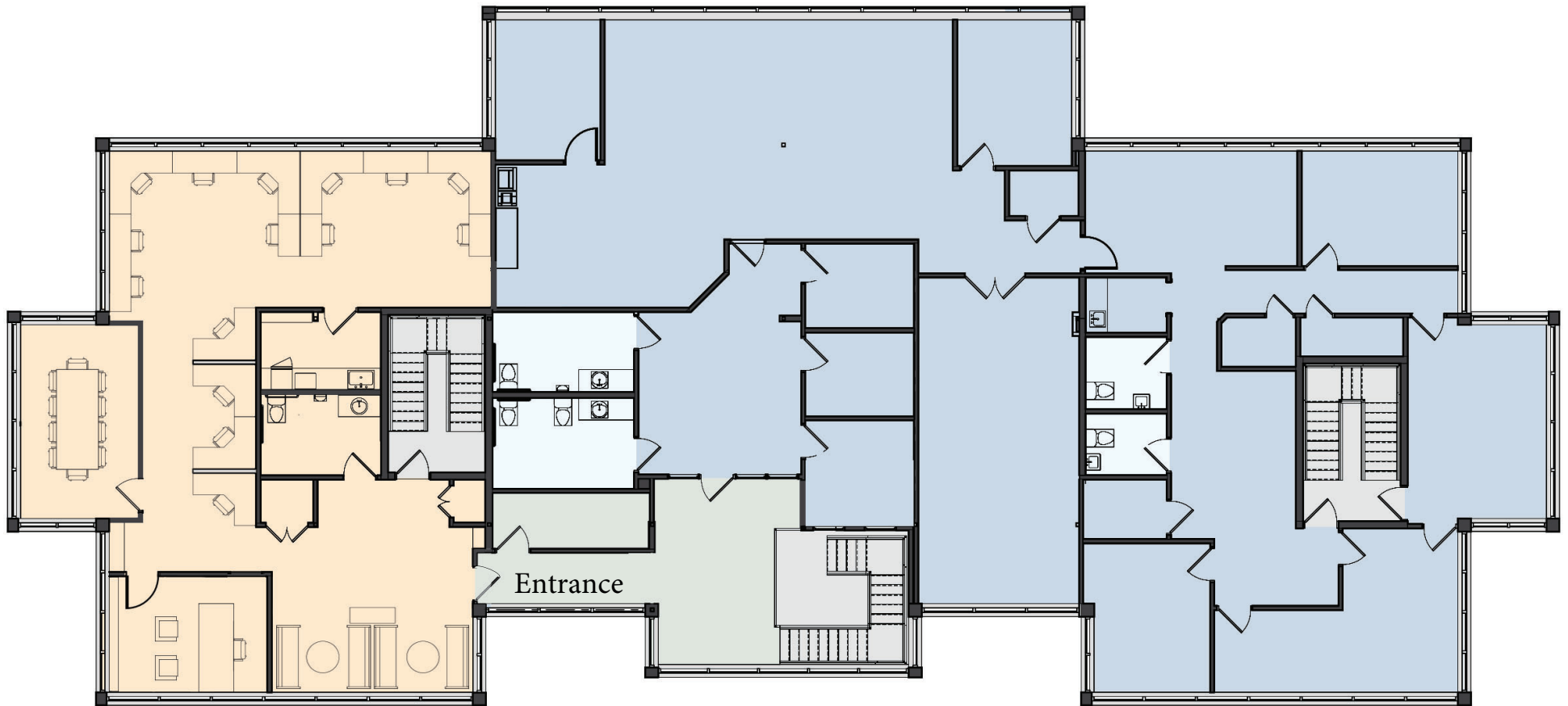
UNIT A	5426.62 SF
UNIT B	1723.64 SF
SHARED	626.60 SF

UNIT B 1,875 RSF



UNIT A	4967.76 SF
UNIT B	2182.51 SF
SHARED	626.60 SF

UNIT B 2,374 RSF



PROPERTY DETAILS

- PARKING:** 71 parking spaces, lot was resurfaced in 2004 and was compliant with ADA regulations at that time.
- BUILDING:**
- Constructed in 1985
 - Exterior walls are load bearing masonry wall assemblies with a brick façade
 - Interior steel columns support roof framing
 - Steel bar joists, metal fluted decking, concrete floors
 - 8' finished ceiling(s)
 - Operable windows were installed ten (10) years ago (approx.)
 - White vinyl roof installed ten (10) years ago (approx.)
- INTERNET:** Comcast, fiber to the building. 2nd floor has cat5e cabling. The service is split with one half of the floor run to the telecommunications room while the other half is run to the server room. The server room has two 220V power hookups for server(s)/UPS equipment. The server room has a mini split A/C unit with a lockable door.
- HVAC:** 2nd Floor: Three (3) Bryant RTU's, 7.5 tons of cooling in total, natural gas fired, installed on 11/15
- SPRINKLER:** Building has a wet, ordinary hazard sprinkler system.
- TIMING:** From an executed lease, an agreed upon Scope of Work and a Floor Plan the improvements and demising are estimated to take 120 days.
- FOR LEASE:** \$17.50 SF Gross, net separately metered electric and gas
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