

BEAUTIFUL OFFICE SUITE FOR LEASE

13 Chenell Drive, Concord, NH 03301

Listing ID: 28871785
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 1,400 SF
Total Available: 1,400 SF
Rental Rate: \$16 PSF (Annual)
Base Monthly Rent: \$1,866
Lease Types: Net Lease



Property Overview

First Class Office suite for lease at 13 Chenell Drive. Meticulously landscaped property. Layout consists of private offices, conference room, kitchenette, handicap bathrooms.

Amazing Tenant incentives being offered by Landlord: Lease for 1 year and receive one month Free Rent!

Lease for 2 years and receive 2 months Free Rent!

Lease for 3 years and receive 3 months Free Rent!

Lease for more than 3 years and additional Free Rent is being offered!

Granite sign pylon is provided to the Tenant for very prestigious signage.

A "state of the art" conference center is available in the adjacent building at 19 Chenell Drive, available to Tenants by appointment and availability. Ideal for large board meetings and training seminars.

Listing Details

General Information

Listing Name:	BEAUTIFUL OFFICE SUITE FOR LEASE	Class of Space:	Class A
Zoning:	OFP - OFFICE PARK PERFORMANCE	Gross Building Area:	1,400 SF
Building Name:	13 Chenell Dr	Building Size (RSF):	1,400 SF

Office Type Business Park, Executive Suites, Governmental, Institutional, Medical, Mixed Use, Flex Space, Office Building, Research & Development, Other

Available Space

Suite/Unit Number:	2	Space Type:	New
Space Available:	1,400 SF	Date Available:	07/01/2014
Minimum Divisible:	1,400 SF	Lease Rate:	\$16 PSF (Annual)
Maximum Contiguous:	1,400 SF	Lease Type:	Net Lease
Space Subcategory 1:	Office Building	Conference Rooms:	1
Space Subcategory 2:	Medical	Offices:	3

Space Description Beautiful office suite becoming available. Current Tenant has outgrown the Premises. Tenant to pay \$16.00 PSF plus \$2.00 PSF for utilities which shall be adjusted "trued up" at the end of each year. The current layout consists of 3 private offices, one conference room, kitchenette, file room, 2 handicap bathrooms with granite counters, lovely reception/waiting area.

Area & Location

Market Type:	Large	Highway Access:	Minutes from Interstates 93 and 89, and Routes 106, 9 and 202.
Road Type:	Paved	Site Description:	Very desirable location in Concord. Campus like setting, meticulously landscaped grounds.
Property Visibility:	Excellent		

Building Related

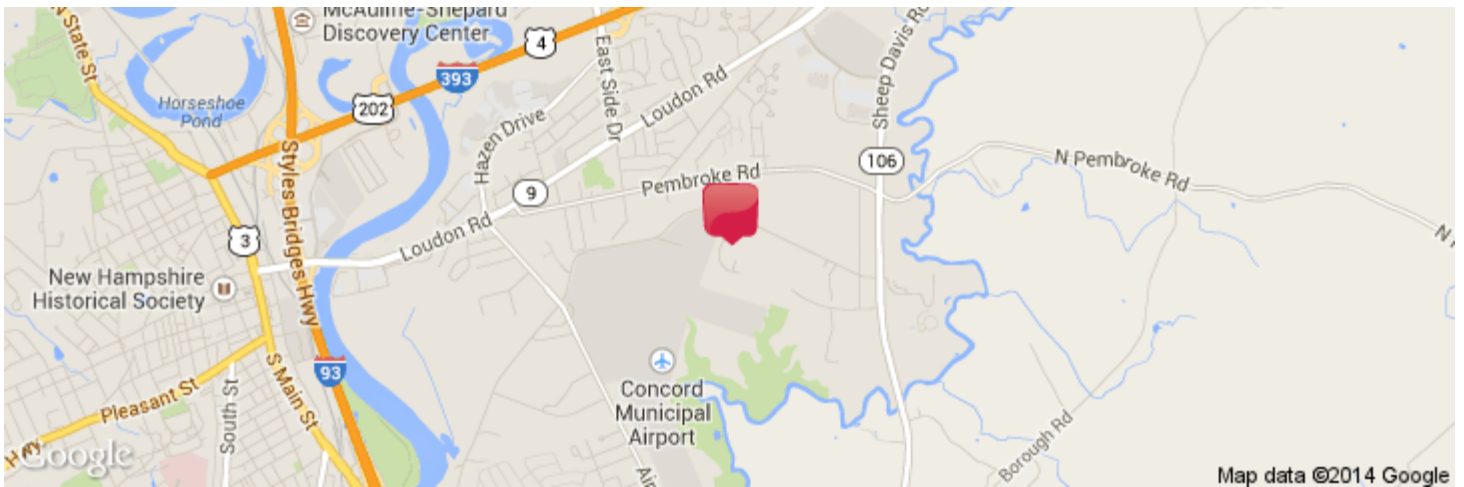
Total Number of Buildings:	4	Parking Description:	Ample on-site parking available.
Tenancy:	Single Tenant	Heat Type:	Gas
Number of Stories:	1	Heat Source:	Central
Year Built:	2000	Air Conditioning:	Engineered System
Year Renovated:	2010	Interior Description:	3 Private offices, conference room, kitchenette, reception and waiting area.
Construction/Siding:	Wood Siding		
Parking Type:	Surface		

Land Related

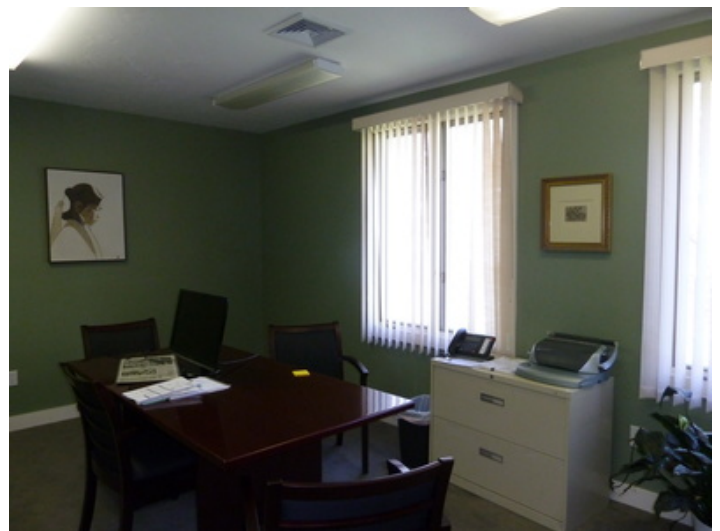
Zoning Description:	OFP - Office Park Performance - allows many uses including office and medical.
Land Area:	2.95 Acres

Location

Address:	13 Chenell Drive, Concord, NH 03301
County:	Merrimack
MSA:	Concord



Property Images





Property Contacts



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