



# GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

**FOR LEASE**  
**1,487 - 3,591 SF**

**SALEM NH**  
**FIRST CLASS OFFICE**



**7 STILES ROAD**  
**1st FLOOR**

## 7 STILES ROAD 1st FLOOR

**SIZE:** 3,591 Rentable SF on the first floor of the building

- Subdividable into 1,487 SF & 2,104 SF increments
- An 11.37% Common Area Factor

**ACCESS:** Exit 2, Interstate 93 is 1/3 mile



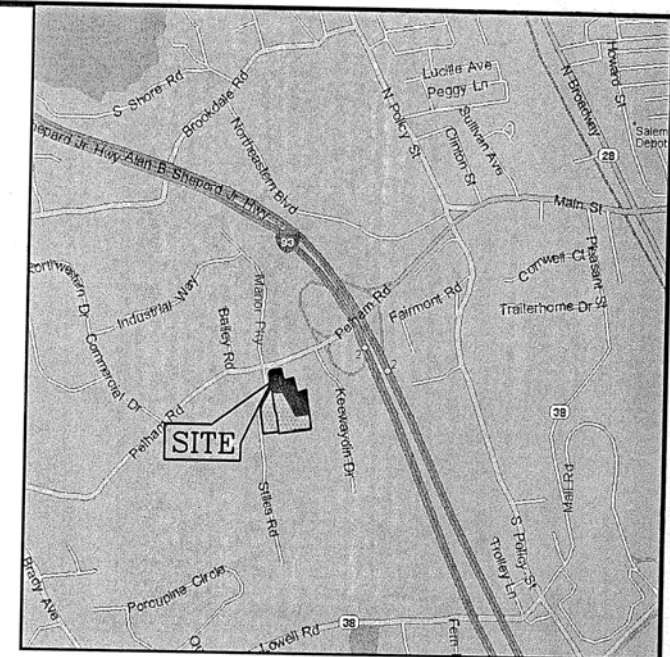
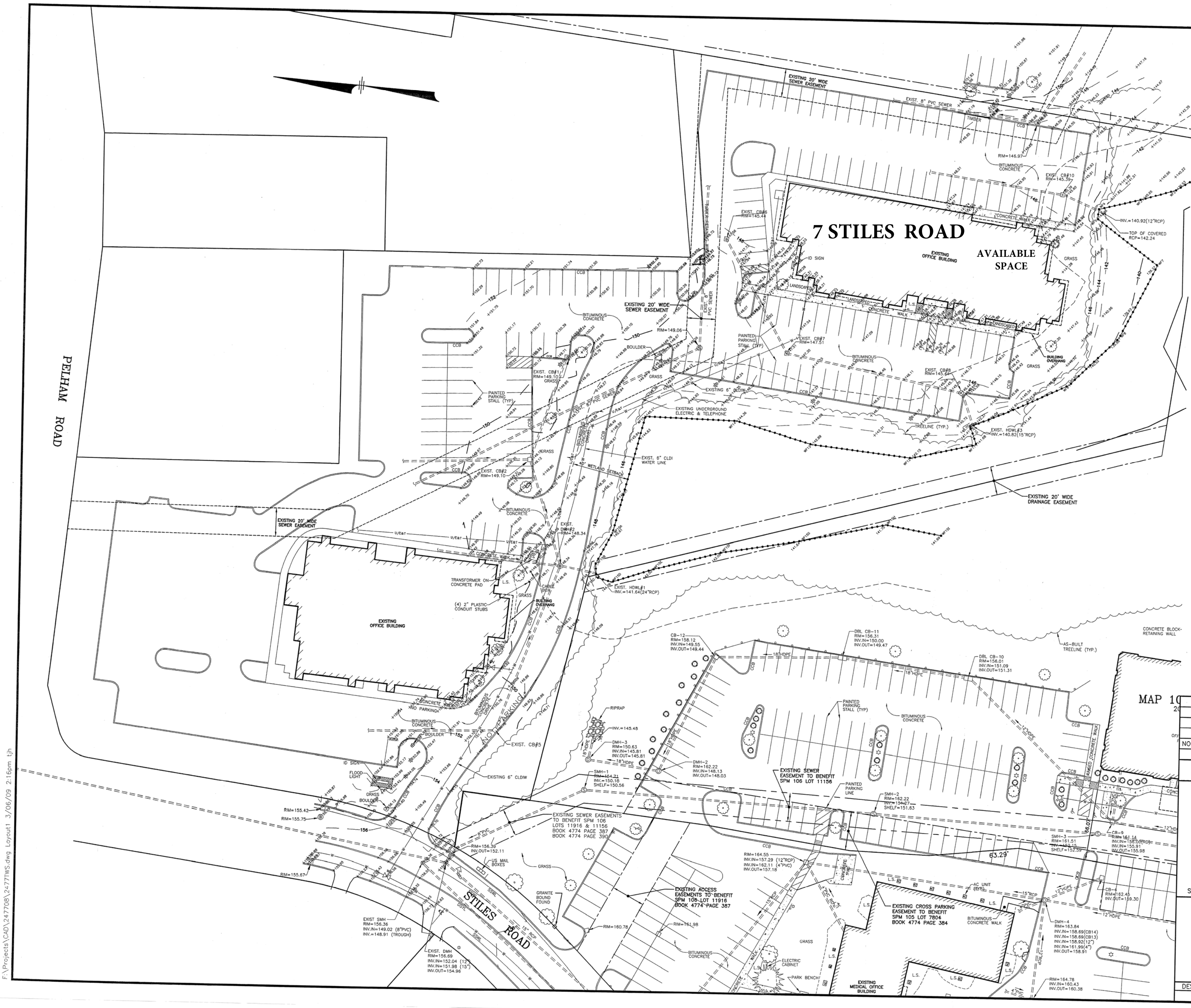
<b>LAND:</b>	In common	<b>PARKING:</b>	3.5/1,000 SF
<b>BUILDING:</b>	3 Story Steel frame, metal deck, poured concrete with a brick façade, constructed in 1991		
<b>ROOF:</b>	Internally drained TPO roof circa 2013		
<b>UTILITIES:</b>	Municipal sewer and water, electric		
<b>SPRINKLER:</b>	Wet sprinkler system		
<b>TEL/DATA:</b>	Fiber, Comcast		
<b>RE TAXES:</b>	\$2.00 SF (est.)		
<b>CAM:</b>	\$3.50 SF (est.)		

# 7 STILES ROAD UNIT 104



## CONFERENCE ROOM

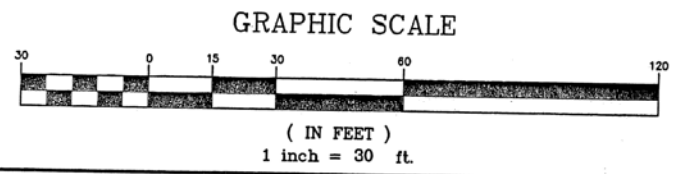
20' x 16'



LOCATION MAP  
(NOT TO SCALE)

- NOTES:**
- 1) ZONE: COMMERCIAL - INDUSTRIAL  
 MIN. LOT SIZE: 0 Sq.Ft.  
 MIN. LOT FRONTAGE: 0 Ft.  
 SETBACKS:  
 FRONT 30 Ft.  
 SIDE 20 Ft.  
 REAR 20 Ft.  
 REFER TO THE TOWN OF SALEM, NH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
  - 2) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
  - 3) ELEVATIONS SHOWN HEREON ARE ON NGVD29 DATUM. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.

- PLAN REFERENCE:**
1. "LOT CONSOLIDATION AND SUBDIVISION PLAN FOR GATEWAY DEVELOPMENT"; PREPARED BY: KIMBALL CHASE COMPANY, INC.; 51 MAIN STREET, SALEM NH; DATED: JULY 1988.
  2. "SITE DEVELOPMENT PLAN" FOR GATEWAY OFFICE BUILDINGS, 1-7 STILES ROAD, ASSESSORS MAP 96 LOT 7846, PREPARED BY: KIMBALL CHASE COMPANY, INC.; DATED: JULY 1988.



NO.	DESCRIPTION	BY	DATE

**EXISTING CONDITIONS PLAN**  
 SALEM PROPERTY MAP 96 - LOTS 7846  
 PROPERTY ADDRESS - 1-7 STILES ROAD  
 PREPARED FOR:  
**PARK PLACE REALTY TRUST**  
 23 STILES ROAD  
 SALEM, NEW HAMPSHIRE

**MHF Design Consultants, Inc.**  
 44 Stiles Road, Suite One  
 Salem, New Hampshire 03079  
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 ENGINEERS • PLANNERS • SURVEYORS  
 www.mhfdesign.com

SCALE: 1" = 30' DATE: MARCH 5, 2009

OWNER OF RECORD	SALEM PLANNING BOARD
	APPROVAL
ZONE: COMMERCIAL-INDUSTRIAL	

DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
MSG	TJH/MSG	2477TWS.DWG	247708	2

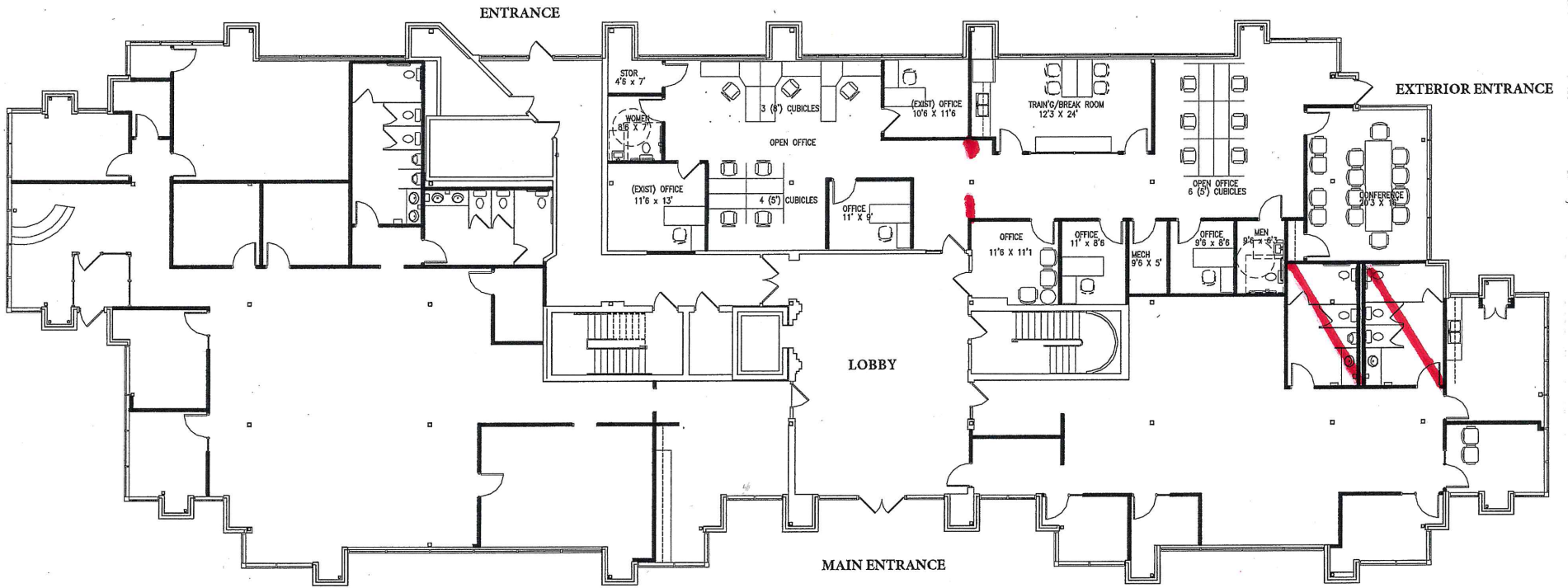
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# 7 STILES ROAD

# FIRST FLOOR

UNIT 103

UNIT 104



**ZONING:** Commercial Industrial B

**LEASE:** \$17.50 SF NNN if space demised into smaller increments, \$16.00 SF NNN for entirety

**COMMENTS:**

- Aesthetic, corporate image, first floor of building
- Excellent access from Exit 2, Interstate 93

**Please contact**

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