

BEDFORD:

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SUITES
AVAILABLE
FROM 3,100 SF
TO 40,275 SF

FOR LEASE

**14 CENTRAL PARK DRIVE
HOOKSETT, NH 03106**

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PROPERTY INFORMATION



Class A Office/Medical Park
14 Central Park Drive, Hooksett, New Hampshire 03106
Suites Available from 3,100 SF to 40,275 SF

The 14 Central Park Drive property is prominently sited on a knoll that commands great views of the surrounding countryside and beyond. The property was constructed by the ownership. Landlord will work with tenants to provide workable floor plans for growing business concerns to accommodate a variety of needs. While the entire upper floor is currently an open concept, modifications can be implemented to create a whole floor plate or subdivide to smaller tenancies with shared amenities. The property lends itself well to a corporate headquarters; software/tech firm; educational purposes or medical facility. The mature landscaping is a stunning venue to welcome clients while employees have the enjoyment of convenient commuting and an environment of walking areas, outdoor lunch areas, and a peaceful and serene workplace.

Office Type	Class A Office/Medical Park
Lot Size	15.07 acres
Total Building Size	121,952 +/- s.f.
Total Available	3,100 SF to 40,275 SF +/-, Divisible
Date Available	Immediately
Parking Spaces	666 Parking Spaces for Entire Bldg. 5.3 ratio
Generator	Emergency Generator Services 100% of Building
Zoning	MUD3 - Commercial
Year Built	1987, 2 nd ft. Renovation in 2019
Ceiling Height	Standard Office Height
No. of Stories	Two
Highway Access	Immediate Access to both 93 and 293

IMMACULATE, BEAUTIFULLY LANDSCAPED CLASS A OFFICE BUILDING WITH STUNNING VIEWS AND CONVENIENT HIGHWAY ACCESS; NEARBY AMENITIES



FLOOR PLAN



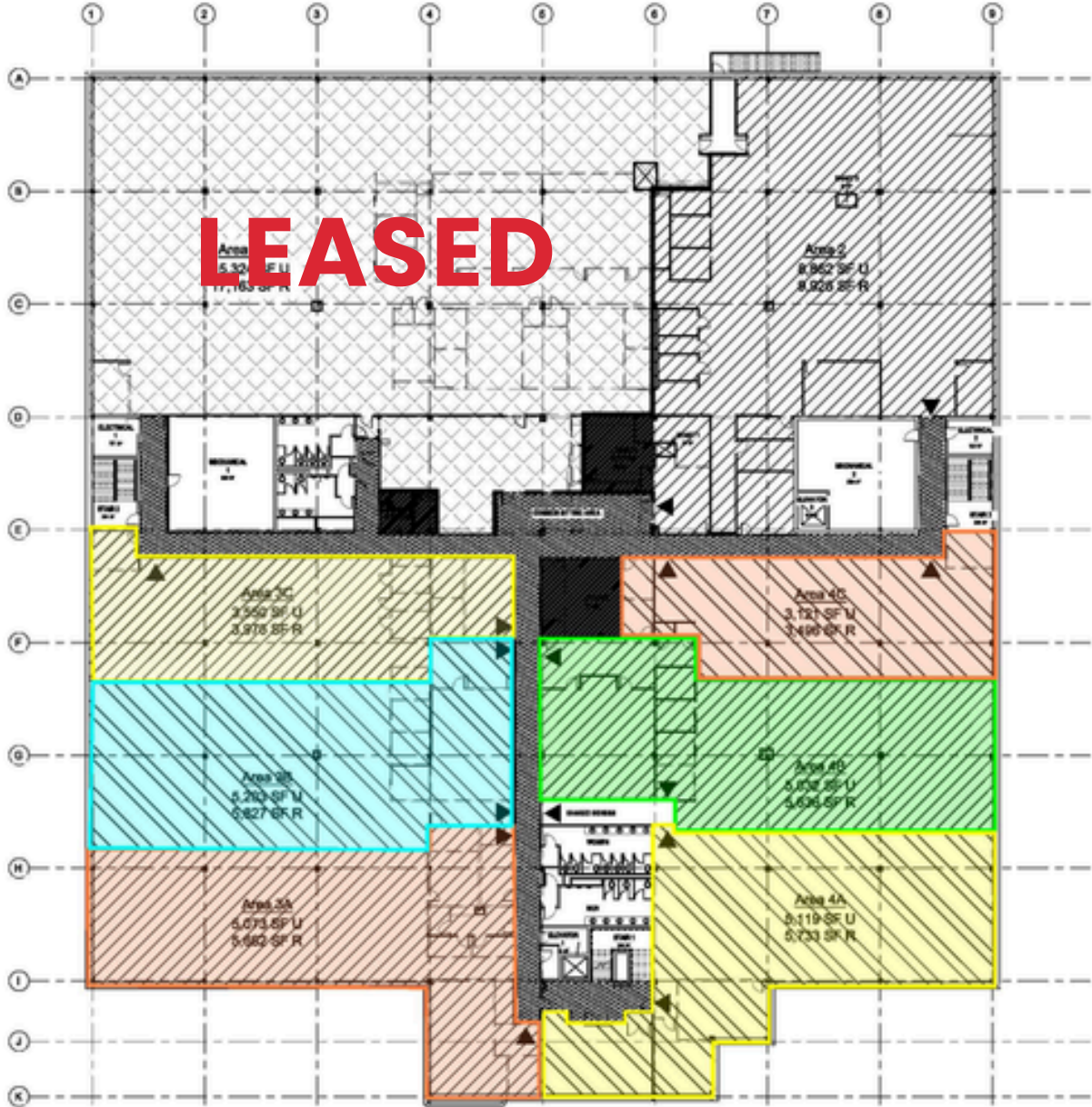
Displayed fit up was part of a negotiated lease and is reflective of what could be created with additional tenant investment.

FLOOR PLAN



OVERALL SECOND FLOOR 1/32" = 1'-0"
14 CENTRAL PARK, HOOKSETT, NH 01-13-2025 PROCON, LLC

FLOOR PLAN (With Subdivided Office Options)



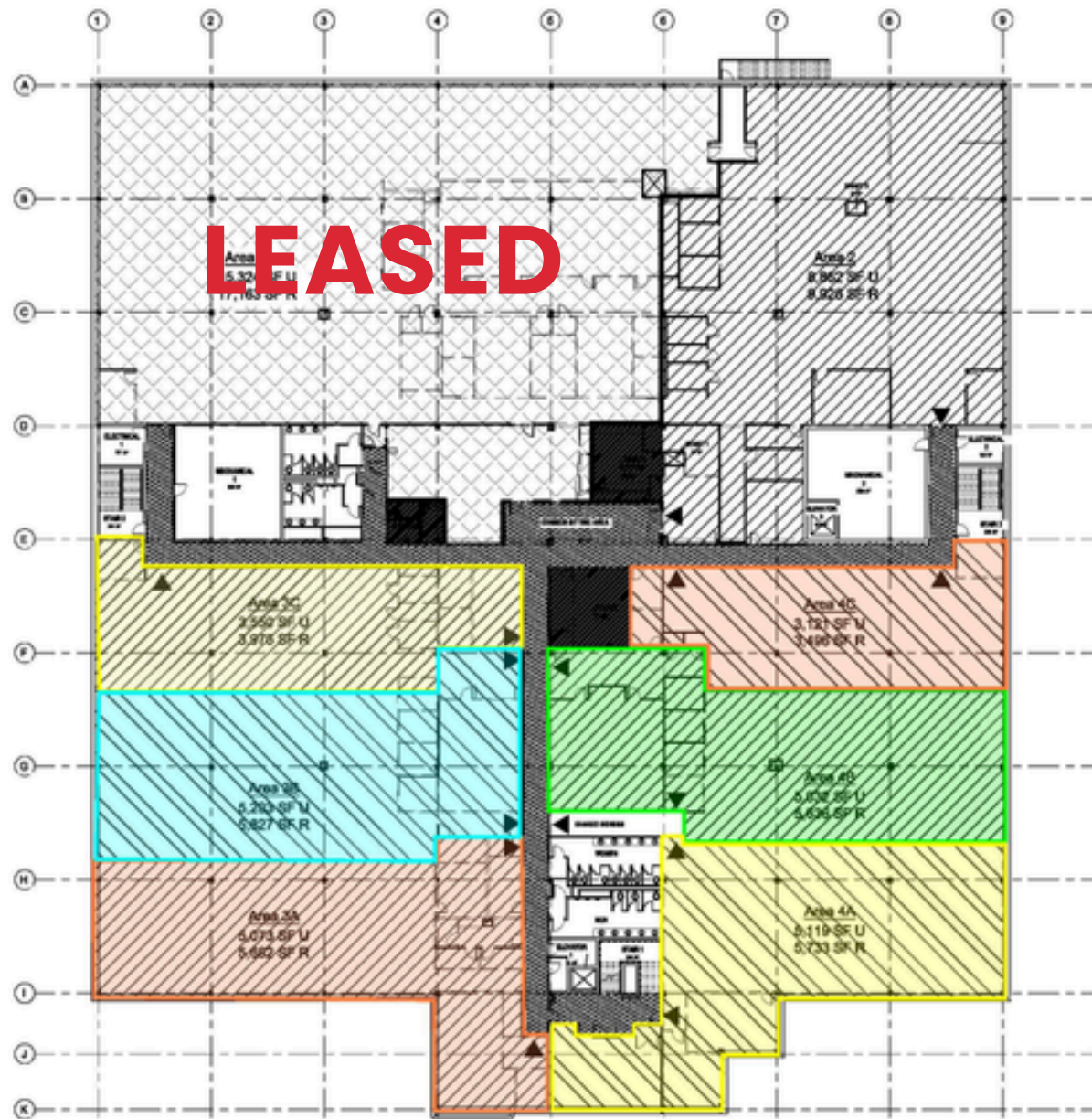
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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

CHRISTOPHER NORWOOD PRESIDENT

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