



For Lease

Class A Corporate Office

Bob Rohrer

Managing Director
+1 603 860 2233
bob.rohrer@colliers.com

Hugo F. Overdeput, CCIM

Vice President
+1 603 560 2764
hugo.overdeput@colliers.com

Dan Scanlon, JD, CCIM

Senior Associate
+1 603 860 1806
dan.scanlon@colliers.com

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175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

11 Northeastern Boulevard Salem, NH

Property Highlights

- 2,700± to 37,650± SF of contiguous space available in this Class A office building with high-end finishes and abundant natural light
- Enjoy a polished corporate image, ideal for headquarters, regional offices, lab, or technology-driven operations; fit-up includes a 4,000± SF data center
- Building amenities include an Uninterrupted Power Supply (UPS) System, back-up generator, card key access with 24/7 access, outdoor patio, common area cafeteria (planned), and security system
- Campus-like setting on 16.28± acres with extensive parking provides ample room for employees and visitors
- Located just off Exit 2, I-93, 4 miles from the Massachusetts border, with convenient access to regional airports, hotels, dining, and retail

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Specifications

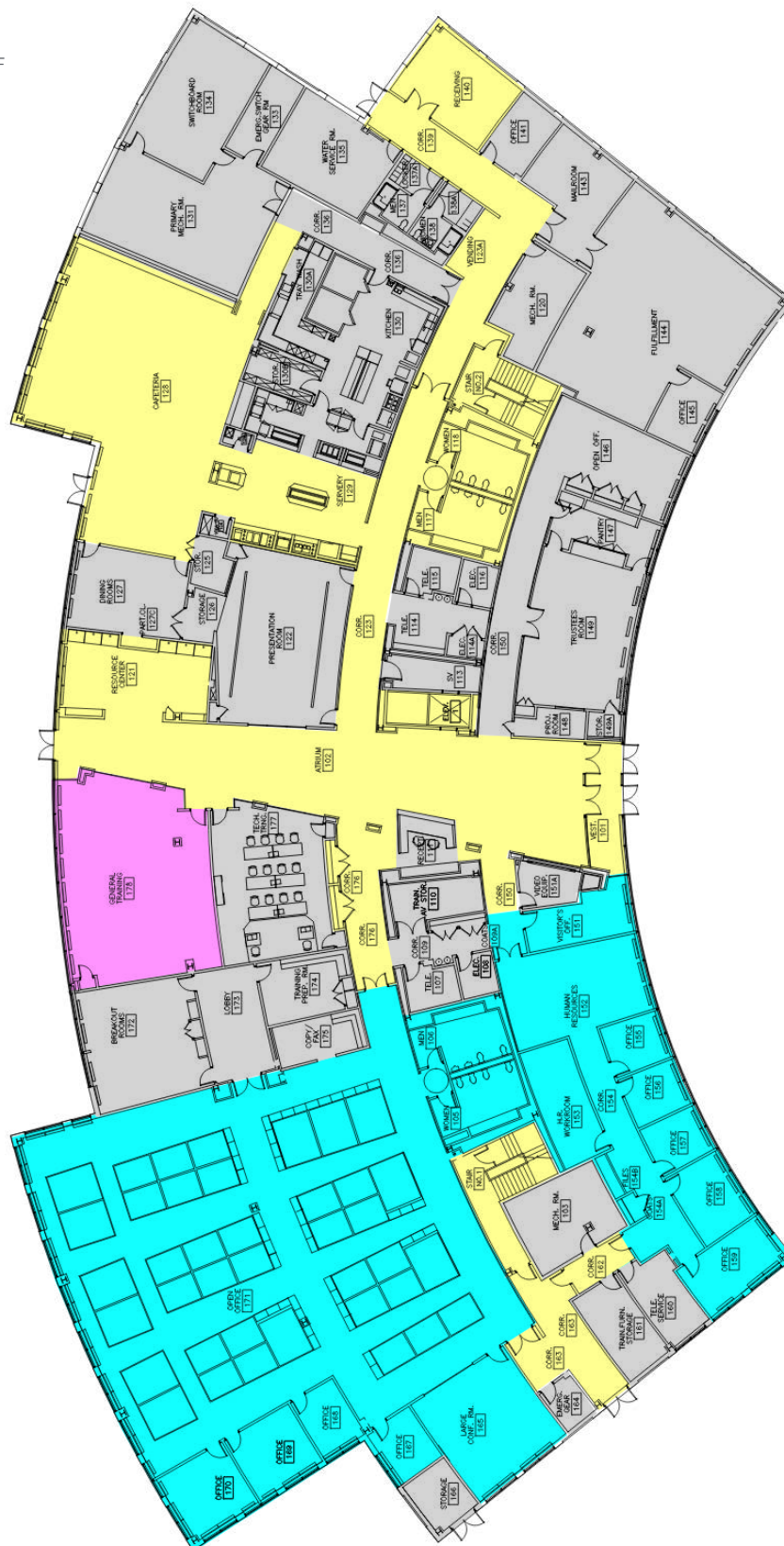
Address:	11 Northeastern Boulevard
Location:	Salem, NH 03079
Building Type:	Office
Year Built/Renovated:	1997/2025
Total Building SF:	115,000±
Available SF:	1st floor: 2,700± to 11,900± @ \$20.00 MG 3rd floor: 18,000± to 37,650± @ \$23.00 MG
Acreage:	16.28±
Floors:	3
Elevator:	Yes
Utilities:	Municipal water & sewer HVAC electric
Zoning:	Commercial-Industrial B
Parking:	422±
Security System:	Yes
Card Key Access:	24/7



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1st Floor Plan

- Available: 2,700± to 11,900± SF
- Common area
- Proposed daycare
- Reserved



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3rd Floor Plan

Available: 37,650± SF

