



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



DOWNTOWN ROCHESTER FOR LEASE

PROFESSIONAL OFFICE SPACE

Professional office suite available in this Historic Building, former home of the Bank East Savings Bank and Trust, and The Rochester Trust Company. Located centrally in downtown area.

5,392+/- SF second floor office suite, ADA access, elevator, ADA restroom, additional male and female restrooms, large conference room, private and interconnecting offices, open floor area for sales or workstations, kitchen with lunch area, file storage rooms, and separate storage. Parking reserved in the adjacent owned lot.

Preference is to lease the 2nd Floor to a single user, but would consider shared users.

This property is also available For Sale, and includes adjacent parking lot. Parking lot has potential for development in a great location. First floor is leased to mid 2010.

WINSOR BROOK PROPERTY ADVISORS, DOVER, NH

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Property Address: 22 South Main Street, Rochester, NH
Total Building size: 13,712+/- SF
Available Square feet: 1,000 to 5,392+/- SF 2nd floor
Zoning: Business 1
Traffic Count: 18,000 (2006)
Parking: Reserved Parking in adjacent lot
Handicap Accessible: Yes
Elevator: Yes
Utilities: Municipal water, sewer, Electric
Heat/AC: FHW/FHA/Oil/Gas (Not Separately Metered)
Lease Rate: \$10.00 psf/nnn
NNN Fees: \$2.39 psf estimated
Heat & Elec. Expense: \$3.80 psf estimated
Sale Price: \$1,200,000



FOR MORE INFORMATION PLEASE CONTACT:

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