



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



ONE WAKEFIELD CENTER

RETAIL/OFFICE SUITES AVAILABLE FOR LEASE IN DOWNTOWN ROCHESTER'S PREMIER OFFICE BUILDING. SUITES RANGE IN SIZE FROM 472± SF TO 1,770± SF TO ACCOMMODATE A VARIETY OF OFFICE USERS. STREET FRONTAGE ON WAKEFIELD STREET AND THE SOON TO BE REDEVELOPED HANSON STREET.

**WINSOR BROOK PROPERTY ADVISORS, DOVER, NH
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WWW.WINSORBROOK.COM

PROPERTY ADDRESS: 1 WAKEFIELD STREET, ROCHESTER, NH

ZONING: BUSINESS (B-2)

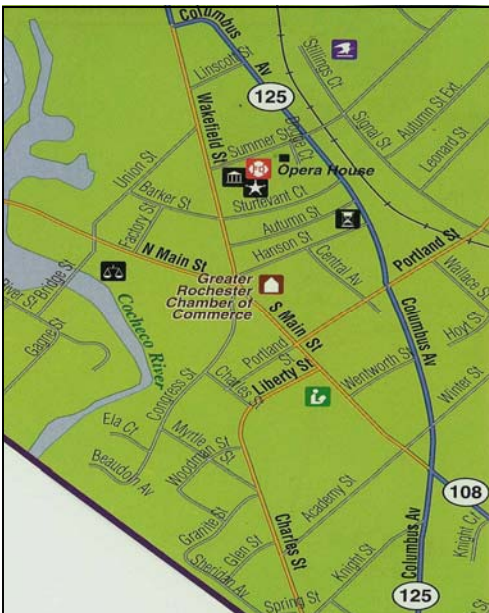
ALLOWED USES: OFFICE/RETAIL

AVAILABLE OFFICE SUITES: **ASKING PRICE:**

SUITE 4	472± RSF	\$650.00/MTH/INCL. HEAT
SUITE 5	1,065± RSF	\$12.00/PSF/NNN/INCL. HEAT
SUITE 10	573± RSF	\$650.00/MTH/INCL. HEAT
SUITE 15	974± RSF	\$12.00/PSF/NNN/INCL. HEAT
SUITE 202	541± RSF	\$475.00/MTH/INCL. HEAT
SUITE 225	1,770± RSF	\$10.00/PSF/NNN/INCL. HEAT
SUITE 300	744± RSF	\$650.00/MTH/INCL. HEAT
SUITE 302	940± RSF	\$10.00/PSF/NNN/INCL. HEAT
SUITE 303	664± RSF	\$600.00/MTH/INCL. HEAT
SUITE 307	594± RSF	\$540.00/MTH/INCL. HEAT
SUITE 310	861± RSF	\$750.00/MTH/INCL. HEAT

PARKING: AVAILABLE IN REAR OF BUILDING

ELEVATOR: YES



FOR MORE INFORMATION PLEASE CONTACT:

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www.WinsorBrook.com

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