

182_184 ROCKINGHAM RD
LONDONDERRY, NEW HAMPSHIRE

FOR LEASE
± 1,423 - 3,248 SQ Ft

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



ROCKINGHAM ROAD PROFESSIONAL CENTER

Building SF:

- Bldg 1: ± 14,266 SF
- Bldg 2: ± 22,785 SF

Availability:

- Bldg 1:
 - 1st Floor: ± 1,825 SF
 - 2nd Floor: ± 1,423 SF
- Total: ± 3,248 SF

Year Built:

1983

Stories:

- Bldg 1: 2 Stories
- Bldg 2: 2 Stories

HVAC:

- Natural Gas / Forced Hot Air
- Central Air

Zoning:

C-II - Office Bldgs

Potential Use:

- Business Center
- Office
- Medical
- Retail
- R&D
- Restaurant

Parking:

- Approximately 168 spaces

Signage:

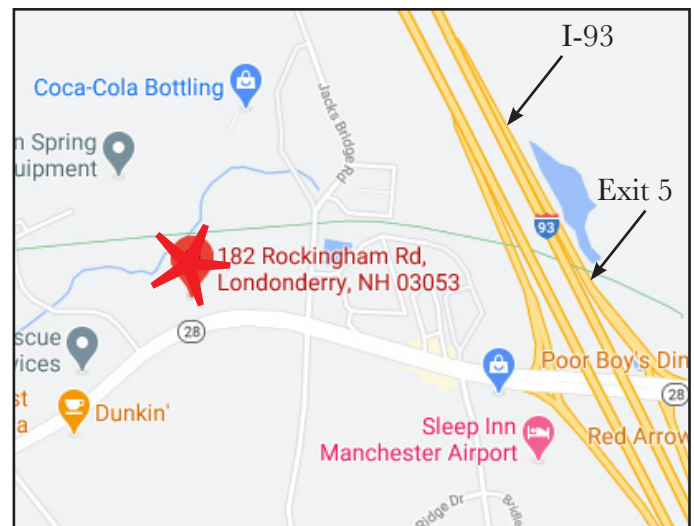
- Monument
- Facade on Building

Visibility:

- Excellent

Traffic Count:

- ± 19,000 VPD



Highway Access:

- < 0.5 miles to I-93
- < 6.0 miles to Manchester-Regional Airport

DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.851.5841

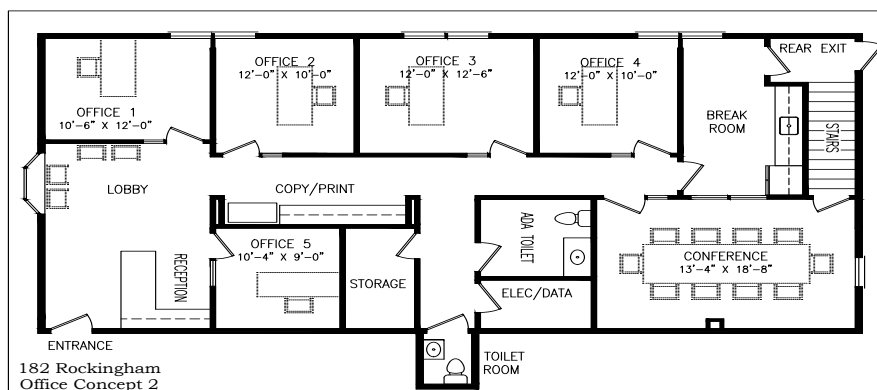
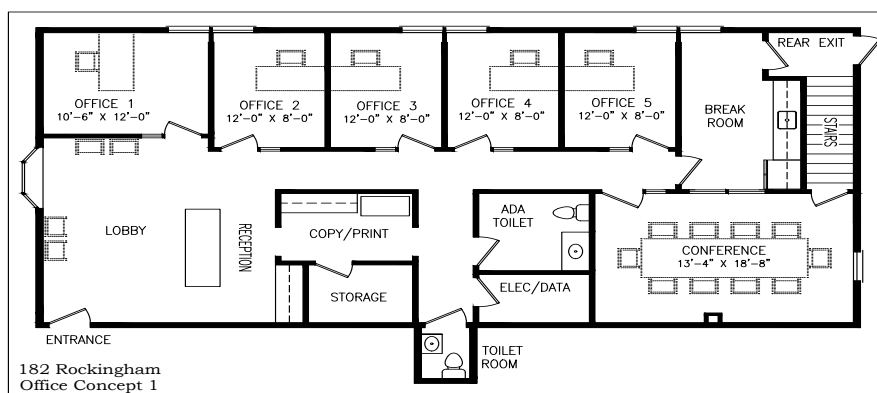
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PROPERTY DESCRIPTION

William & Reeves is pleased to offer for lease only two remaining suites at Rockingham Road Professional Center at 182-184 Rockingham Road in Londonderry, New Hampshire. Rockingham Road Professional Center is a ± 31,482 SF, two-building, multi-tenanted center conveniently located directly on Route 28 just off Exit 5 with easy access to I-93. The center is close in proximity to the North Londonderry Park & Ride, the Londonderry Rail Trail, and the Manchester-Boston Regional Airport. Current tenant uses include medical, dental, salon services, day-care, retail, and general office, each of whom benefit from the exceptional visibility along Rockingham Road.

Suite 182-2 is a first floor ± 1,825 SF unit that lends itself well for use as a professional or financial services office, medical practice, or retail. This suite is currently configured with a reception area, a mix of private offices, restroom and a large open area that would work well for workstations or physical therapy practice. The suite may be leased in its current configuration or rebuilt to a tenants specifications (conceptual floor plans have been prepared to reflect a build-out for professional offices, although other floor plans tailored to a specific tenant's requirements can be prepared).

Suite 182-9 is a second floor ± 1,423 SF unit currently built out as a professional office space, however, the suite can be rebuilt to a tenant's requirements and specifications. The suite is currently configured with seven offices, a restroom, a small storage area, and a break room.



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This information has been secured from sources William and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Purchaser/Tenant must verify the investment and property information and bears all risk of any inaccuracies.

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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

***Right Now,
You Are a
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Deane W. Navaroli # 066050

William & Reeves LLC # 066051

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.