

**182\_184 ROCKINGHAM RD**  
LONDONDERRY, NEW HAMPSHIRE

**FOR LEASE**  
± 1,455 - 3,280 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: ± 1,455 SF
- Total: ± 3,280 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:

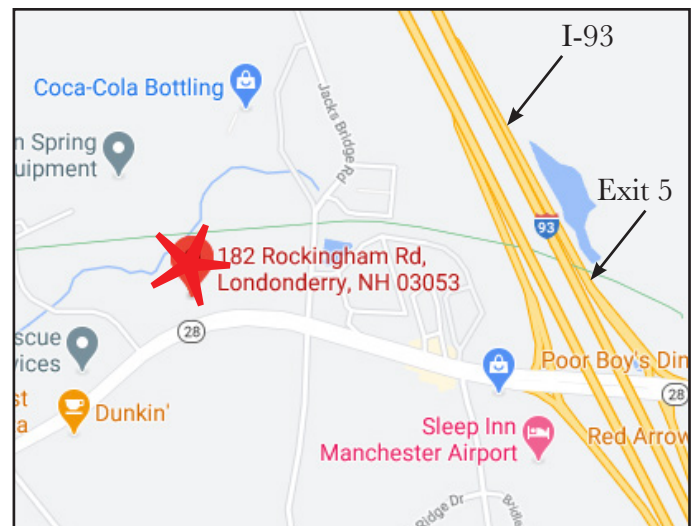
- Monument
- Facade on Building

### 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: 603.935.8939

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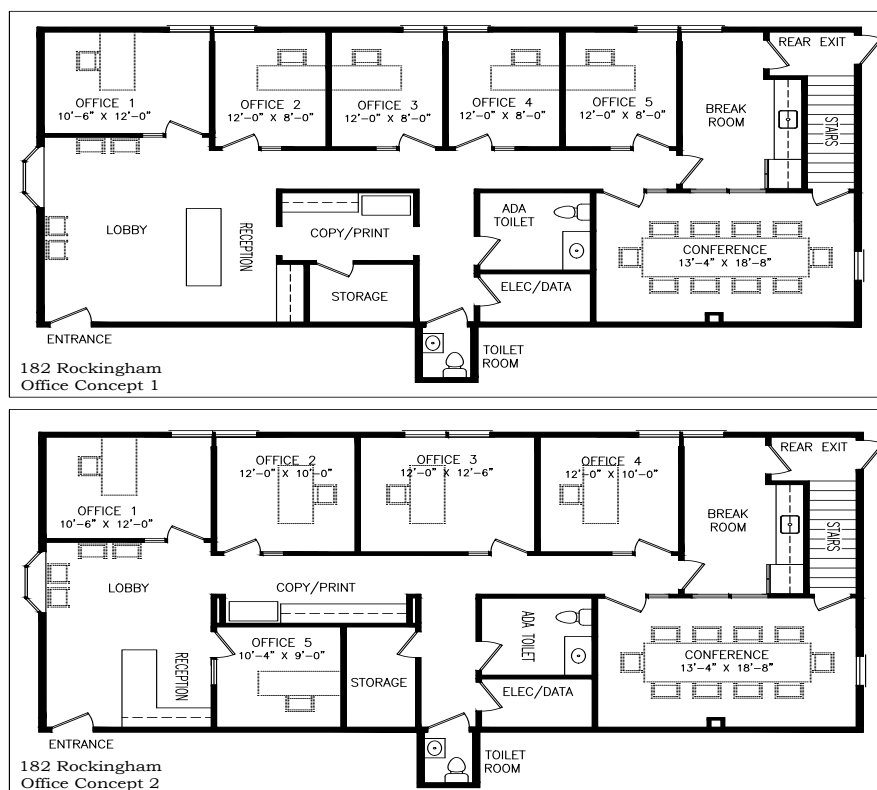
## PROPERTY DESCRIPTION

William and 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 professional center conveniently located directly on NH Rte 28, and less than one-half mile from Exit 5 of Interstate 93. Current tenants include medical, dental, a hair salon, a daycare center, retail and other general office tenants. The center benefits from exceptional visibility and access 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 182-1 is a second floor ± 1,455 SF unit ideal for use as office space, or as a yoga studio. It is divided into two large rooms and a restroom. This suite may be accessed via either of two sets of stairs and has its own restroom within the suite.

Both suites can be combined for a total of ± 3,280 SF as Suite 182-1 is located directly above Suite 182-2.



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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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# NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

## 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 actually 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

Provided by: \_\_\_\_\_

\_\_\_\_\_  
Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Name of Real Estate Brokerage Firm)

\_\_\_\_\_  
(Licensees Initials) Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to [www.nh.gov/nhrec](http://www.nh.gov/nhrec). Inactive licensees may not practice real estate brokerage.



## *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 both 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 services 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.