

FOR LEASE

Office Building

7 Executive Park Drive

Merrimack, NH



FOR LEASE

20,900 ± Square Feet
Professional Office Building
on 2.4 ± Acres

Now offering...
6 months free rent
with a 5-year lease term
(excludes CAM, taxes and utilities)

7 Executive Park Drive, Merrimack, NH

Freestanding, two-story 20,900 ± SF professional office building located on 2.4 ± acres.

Originally designed as a multi-tenant office building, the layout is easily divisible into two, three or four separate suites from 5,225 SF to 20,900 SF.

Fully serviced with municipal water & sewer, natural gas and fiber.

The site, nestled in a wooded setting, is near the end of a boulevard cul-de-sac that provides a popular walking loop for area employees.

Central location in Merrimack's "Commerce Corridor", with immediate access to the Everett Turnpike (Exit 11), close proximity to area restaurants, hotels, retail shops, day care and the local YMCA.

VEAR
COMMERCIAL PROPERTIES, INC.



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Property Summary

Property: 7 Executive Park Drive, Merrimack, NH
Total Building SF: 20,887 ± SF
Site Size: 2.4 ± acres
Map/ Lot: 4D / 071
Style: Professional Office
Electric: 480 Volts, 3 Phase (serviced by PSNH)
Utilities: Municipal Water & Municipal Sewer
HVAC: 8 separate Trane roof top mounted gas fired split systems.
Three additional auxiliary Liebert units supply A/C to high demand spaces
Roof: Ballasted rubber membrane which had all seams and rubber
flashing resurfaced in September 2009
Sprinklered: Fully sprinklered; wet system
Construction Year: 1982
Construction: Concrete block with brick veneer exterior
Parking: 70 Spaces on-site
Zoning: Commercial 2 (C-2)
Annual Taxes (2009): \$24,242.38*

*2009 Merrimack Tax Rate of \$19.17

Lease Summary

Available SF: 20,887 ± SF
Divisible: Yes
5,225 ± SF to 20,887 ± SF
Lease Rate: \$6.00 psf nnn*

Pass thru Expenses

Taxes \$1.16 psf
CAM/Ins. \$1.34 psf
NNN Expenses \$2.50 psf

*Initial rate of \$6.00 psf nnn for first year of a minimum
three year term



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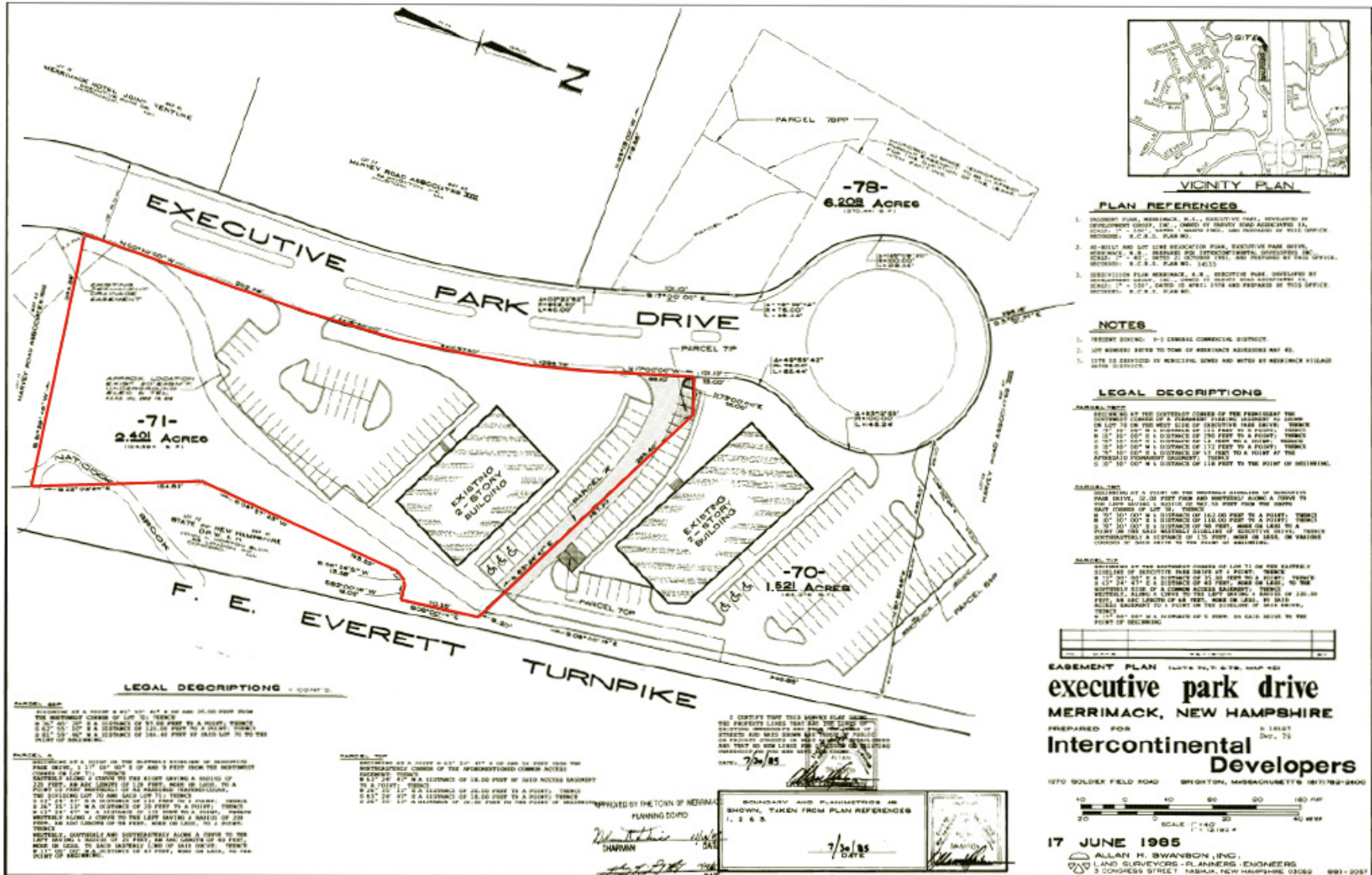
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Images

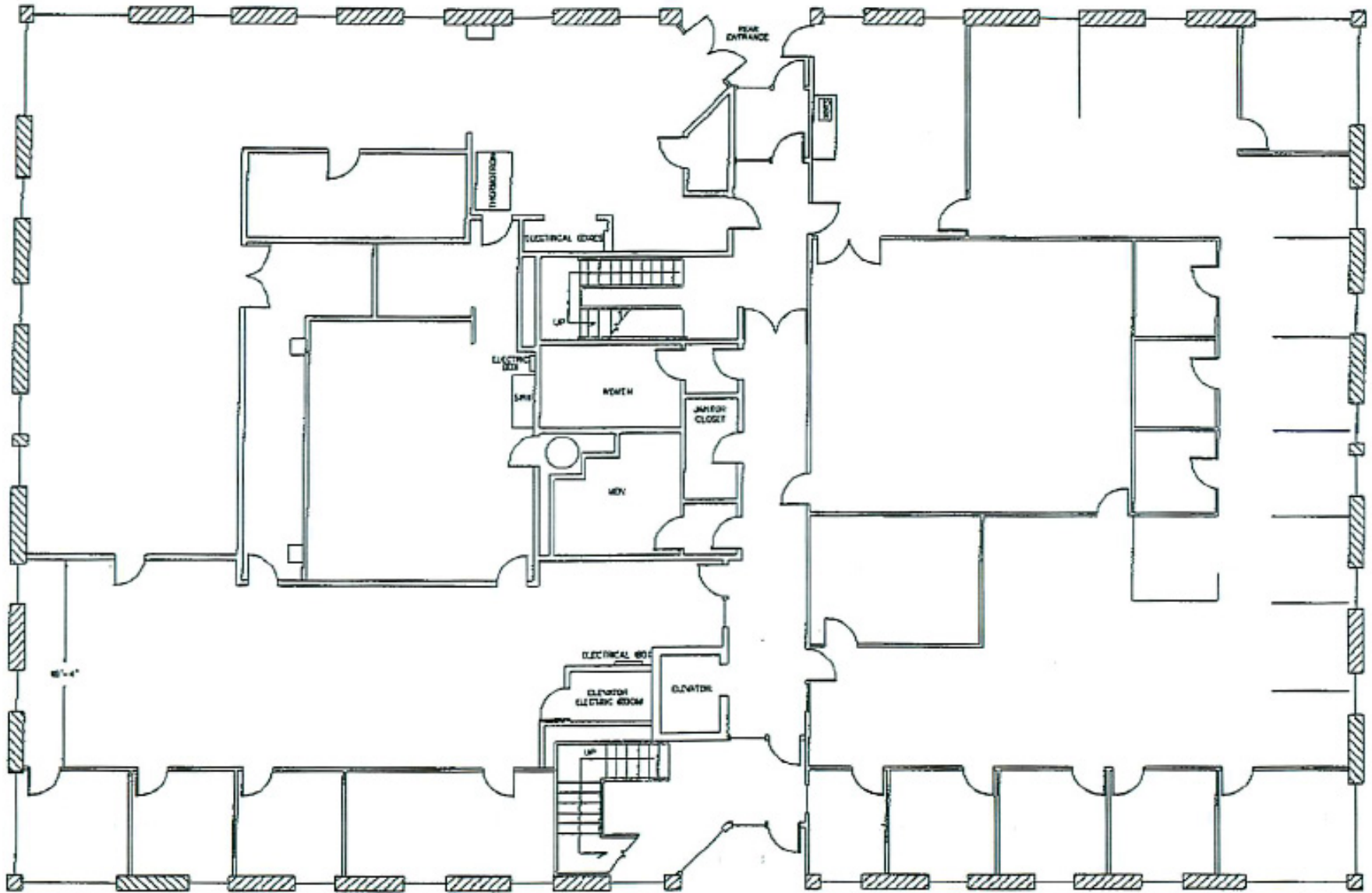


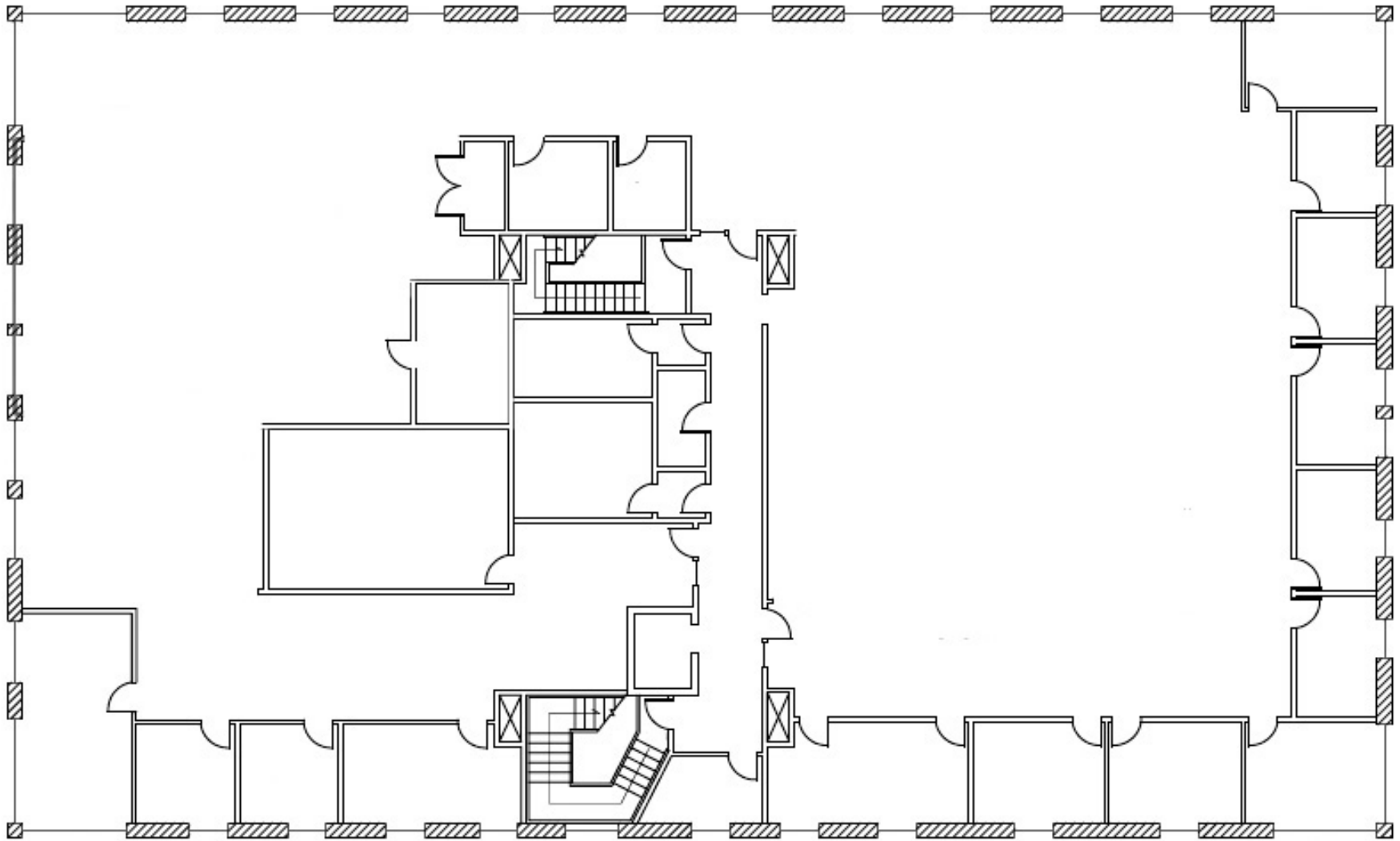
Aerials





Floor Plan — 1st Floor





Note: some interior partitions not shown for presentation clarity