

**HCA**   
Healthcare®

  
**THE BOULOS  
COMPANY**

**FOR LEASE**

**MEDICAL/PROFESSIONAL  
OFFICE BUILDING**

13 HEALTHCARE DRIVE  
ROCHESTER, NH 03867





## Property Overview

The Boulos Company is pleased to present the availability of 13 Healthcare Drive, Rochester, New Hampshire.

- This single-story 15,696± SF medical/office building is available for lease.
- Conveniently located off Rochester Hill Road, across from the Skyhaven Airport, in Rochester approximately 30 minutes north of Portsmouth, NH.
- Easy access to downtown Rochester and surrounding Seacoast communities.
- Currently configured for medical office use.
- Ideal location for healthcare related practices or general office users.
- The building is owned by HCA Healthcare. HCA reserves the right to include deed restrictions limiting certain medical related uses.

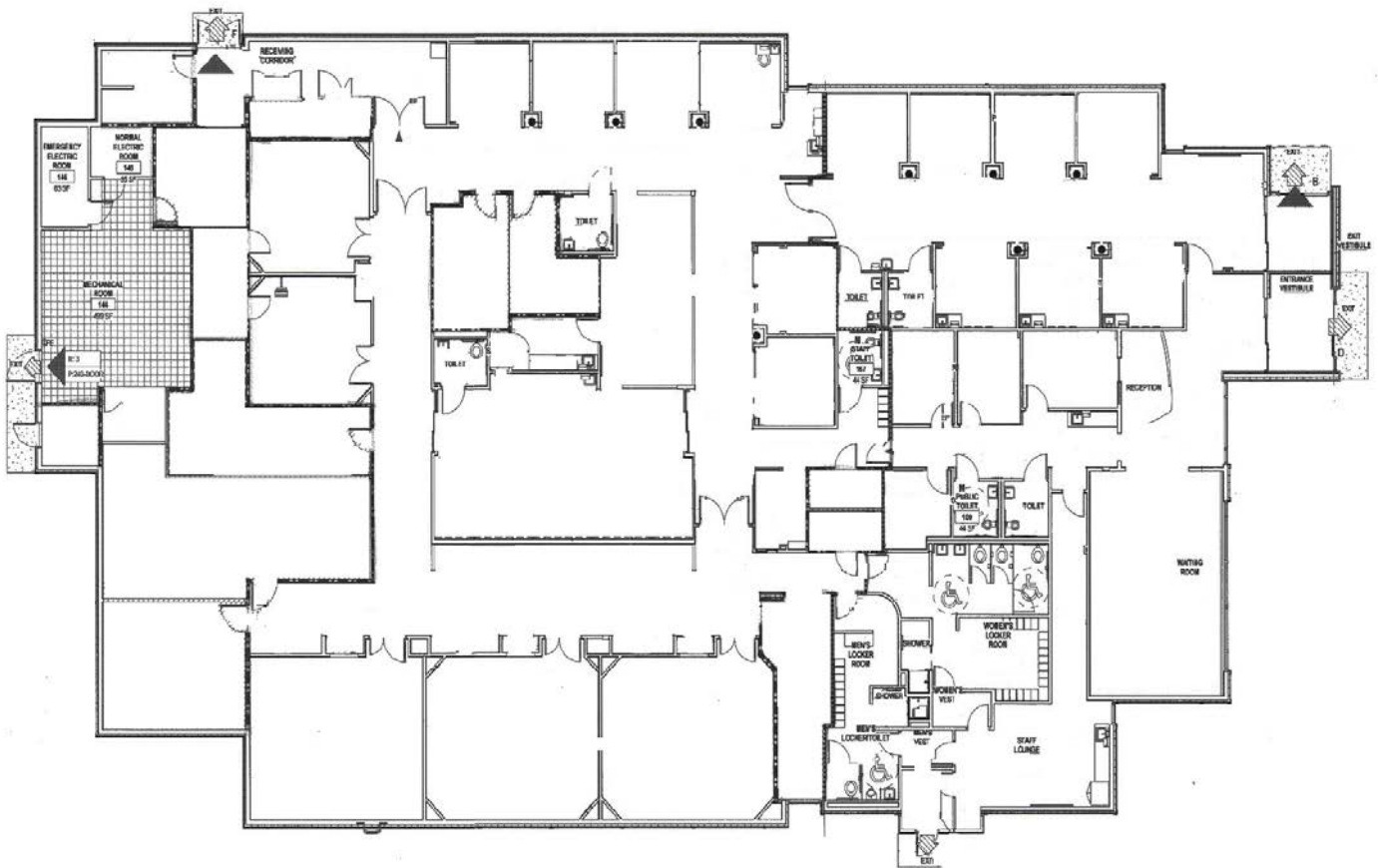


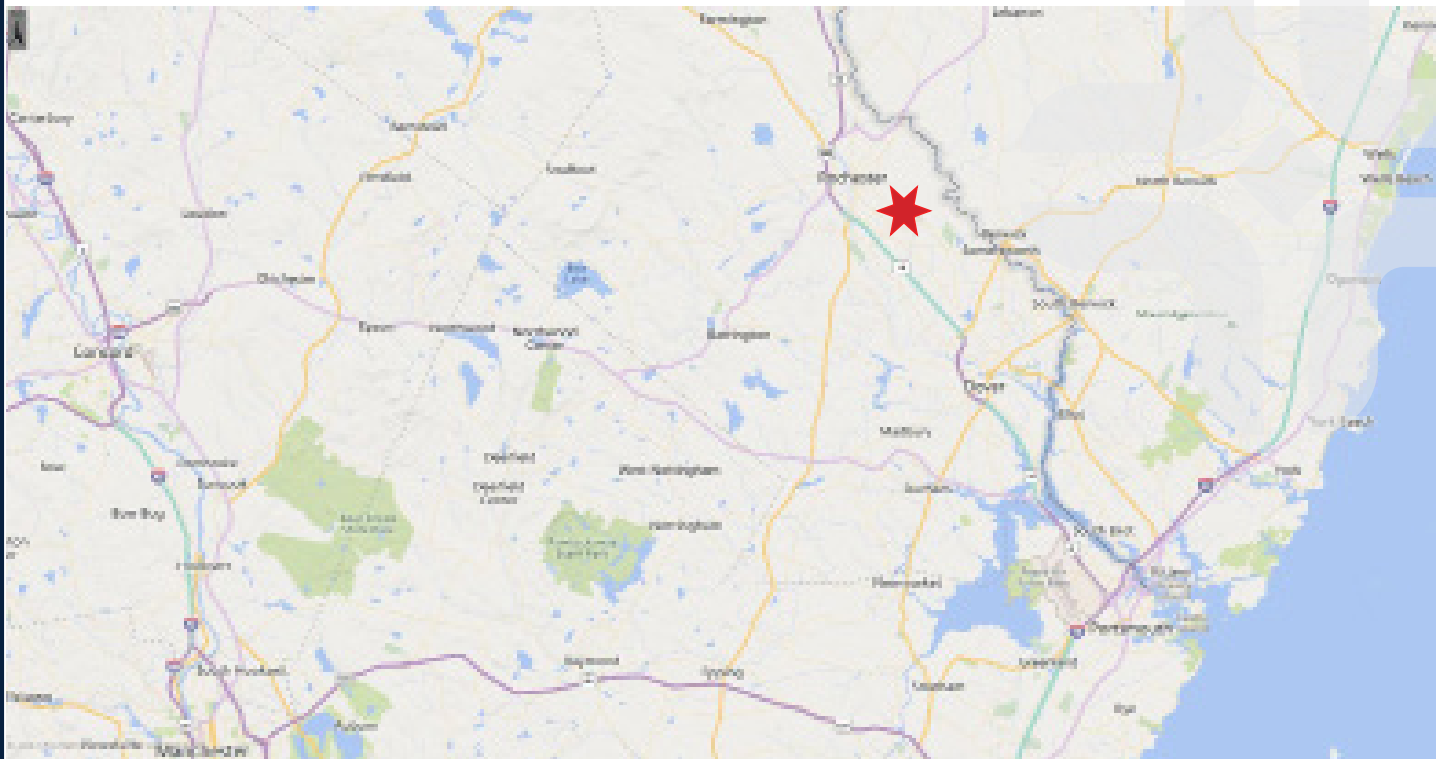


# Property Specifications

<b>BUILDING TYPE</b>	Medical/Office Building	<b>ZONING</b>	OF - Office
<b>AVAILABLE SF</b>	15,696± SF	<b>PARKING</b>	53 Spaces
<b>LOT SIZE</b>	4.0 acres	<b>UTILITIES</b>	Municipal Water/Sewer
<b>COUNTY</b>	Strafford	<b>HVAC</b>	Central A/C, Propane heat
<b>YEAR BUILT</b>	2014	<b>SPRINKLERS</b>	Yes
<b>STORIES</b>	One	<b>LEASE RATE</b>	\$22.75-\$24.25/SF MG

## Floor Plan





## AREA INFORMATION

- Rochester is one of the largest cities in New Hampshire and an ideal destination in which to live and do business.
- Rochester is a rapidly growing community that continues to attract commercial and industrial companies with quality employment opportunities throughout the area. Rochester is an ideal location for businesses seeking a quality workforce, low business costs, and a vital and business friendly climate.
- Rochester offers excellent access by air, highway, rail and water to national and global markets. The Spaulding Turnpike, a multi-lane, limited access highway offers six exits within the City. In addition to the turnpike, major highways in Rochester also include Routes 11, 108, 125, and 202.



## CONTACT US

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