



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE

SALEM NH

MULTI-TENANT OFFICE BUILDING

FROM 1,500 - 9,105 RSF



13 RED ROOF LANE SALEM NH

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SIZE: **18,000 RENTABLE SF** demised into five (5) spaces. The building is a two level office building that enjoys a mix of professional spaces. The owner of the building has their corporate headquarters on the entire 1st floor of the building.

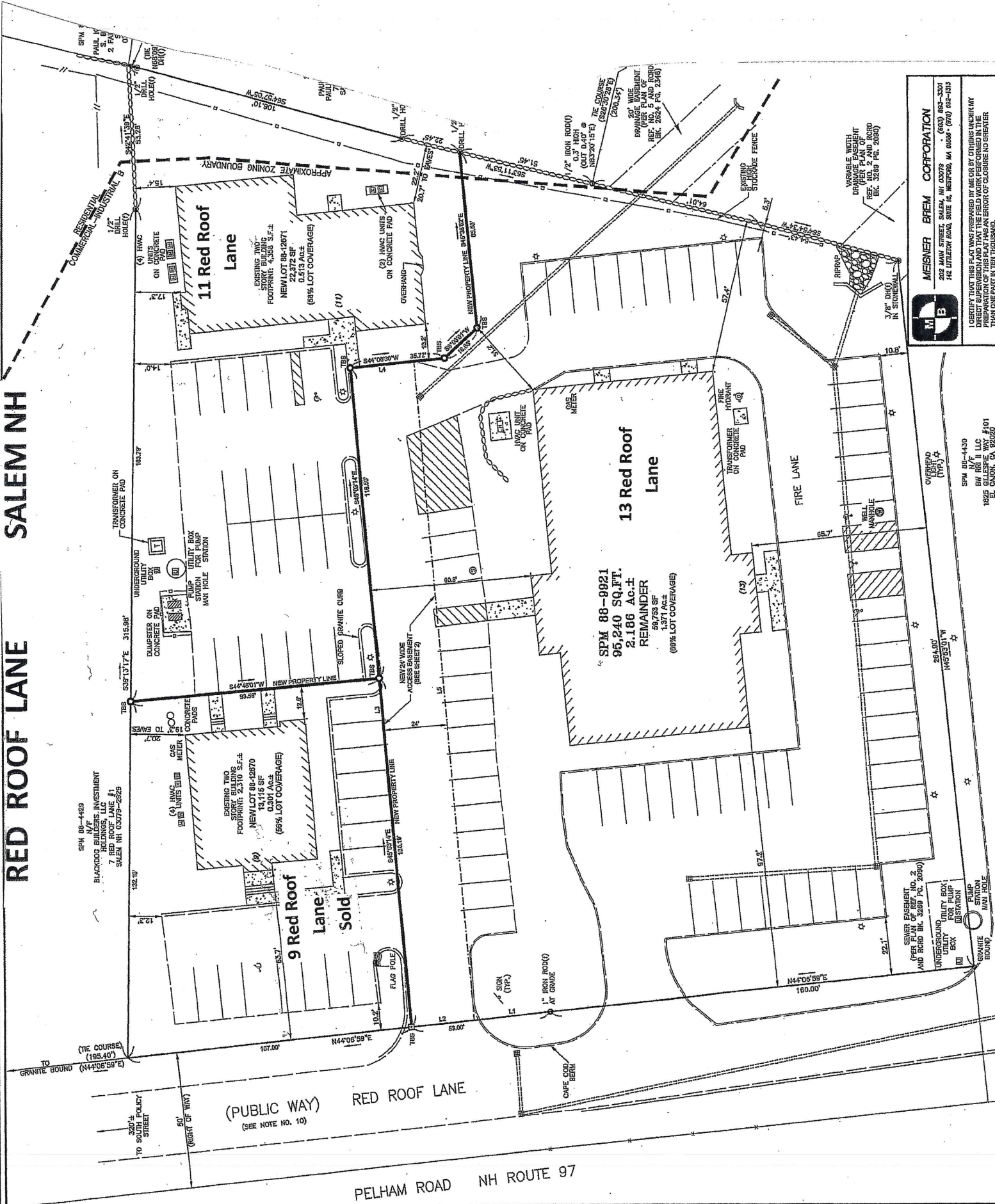
Exit 2, Interstate 93 is 1/2 mile distant



- BUILDING:** The structure:
Two story steel frame structure, metal deck, poured concrete
- SPACES:** From 1,500 – 9,105 RSF
#200 3,200 RSF **#201** 2,236 RSF **#202** 2,169 RSF **#203** 1,500 RSF
- RENT:** \$13.00 SF NNN \$7.92 SF CAM/RE TAX, heat and A/C included
- HVAC:** Cooling tower with individual furnaces **INTERNET:** Comcast **HVAC:**
- SPRINKLER:** Wet, ordinary hazard **ELEVATOR:** 2500 lb passenger
- M/L:** 62 spaces 3.45/1,000 RSF
- CONDITION:** New LED lights, carpet squares and paint

RED ROOF LANE SALEM NH

RED ROOF LANE



MEISNER BREM CORPORATION
 202 MAIN STREET, SALEM, NH 03079 • (603) 882-3201
 142 LITTLETON ROAD, SUITE 16, WESTPORT, MA 01886 • (978) 682-1315

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I CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN WAS DONE BY ME OR BY OTHERS UNDER MY SUPERVISION. THE TOTAL AREA OF THIS PLAN IS LESS THAN ONE PART IN TEN THOUSAND.

SPM 88-4430
 BY BREM I LLC
 1928 CALVIN, CA 95020

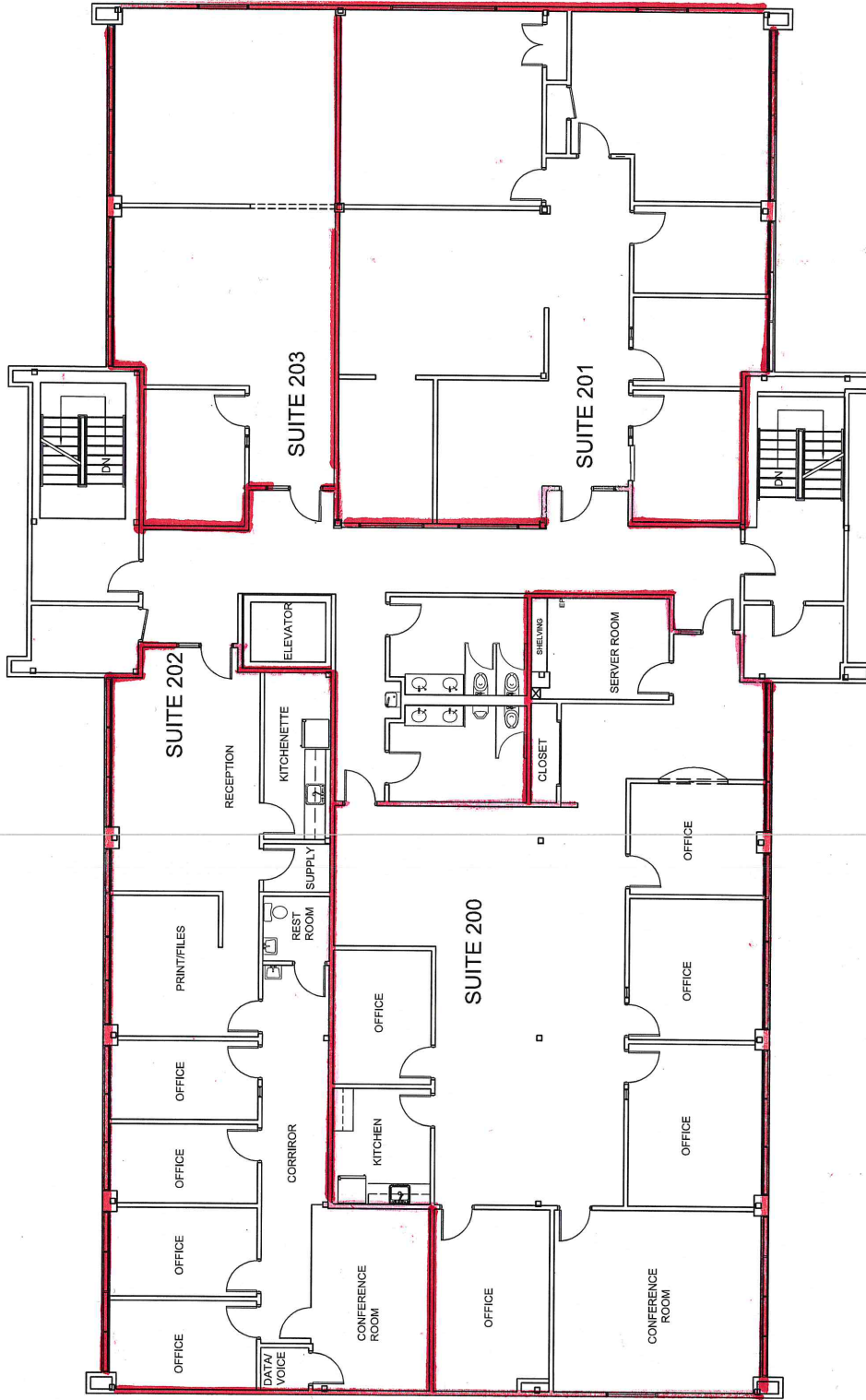
SEWER EASEMENT NO. 2
 (SEE SHEET 10)
 AND ROAD BK. 3289 P.C. 2090
 UNDERGROUND UTILITY BOX
 FOR PUMP STATION
 GRANITE BOUNDARY



Suite Waiting Area



Glass walled office



13 RED ROOF LANE

SALEM, NEW HAMPSHIRE

SECOND FLOOR PLAN

