



**CUSHMAN &  
WAKEFIELD**

OFFICE/R&D FOR LEASE

**11 Continental Blvd.**

Merrimack, New Hampshire

**TOLL FREE ACCESS**



11 Continental Boulevard in Merrimack, NH is a two-story ±72,208-square foot office building located just off Exit 11 of the F.E. Everett Turnpike. Currently, there is one space available for lease on the second floor. The suite is in move-in condition and offer a mix of offices, open work areas, conference room, training rooms, electronics labs and feature CAT 6 cabling. This landmark property is serviced by municipal water and sewer, is wet sprinklered throughout and has a parking ratio of 5+ spaces per 1,000 square feet.

Continental Boulevard is only 10 toll free minutes from the Boston • Manchester Regional Airport and the Massachusetts border and 50 minutes from downtown Boston. The immediate area offers a variety of amenities, many of which are in walking distance, including healthcare services, hotels, retail shops, restaurants, convenience stores, financial services and child care services. The Merrimack Premium Outlet Mall featuring 100+ retail stores is located at exit 10. Corporate neighbors include BAE, Fidelity, Elbit Systems, and Anheuser-Busch.

### Space Features

- Available suite is in move-in condition
- Abundant, on-site parking (5.0/1,000 SF parking ratio)
- Located immediately off exit 11 of the F.E. Everett Turnpike
- Heated basement storage space available
- Walkway to adjacent retail development
- Area amenities include numerous hotels, retail shops, food services, convenience stores, financial services and child care services



### Property Highlights

<b>TOTAL SIZE</b>	±72,208 SF with expansion potential
<b>AVAILABLE SPACE</b>	7,000 SF - 2nd Floor 4,313 SF - 2nd Floor
<b>SITE</b>	±7.5 acres
<b>YEAR BUILT</b>	1989, 1993 and 1997
<b>ZONING</b>	Industrial
<b>FLOORS</b>	Two
<b>ELEVATORS</b>	Two passenger including one gurney-sized stretcher elevator
<b>LIGHTING</b>	Indirect fluorescent
<b>ELECTRIC</b>	480-volt, 3-phase
<b>HVAC</b>	Gas-fired roof top units
<b>UTILITIES</b>	Electric: Eversource Energy Gas: KeySpan Water/Sewer: Municipal
<b>PARKING</b>	375 spaces (5.0/1,000 SF)
<b>CONSTRUCTION</b>	Steel frame with concrete block and insulated panel siding and rubber membrane over insulated metal deck roof
<b>SPRINKLER</b>	Wet system throughout
<b>LOCATION</b>	Located less than one hour from Boston and just 12 miles from the Boston • Manchester Regional Airport



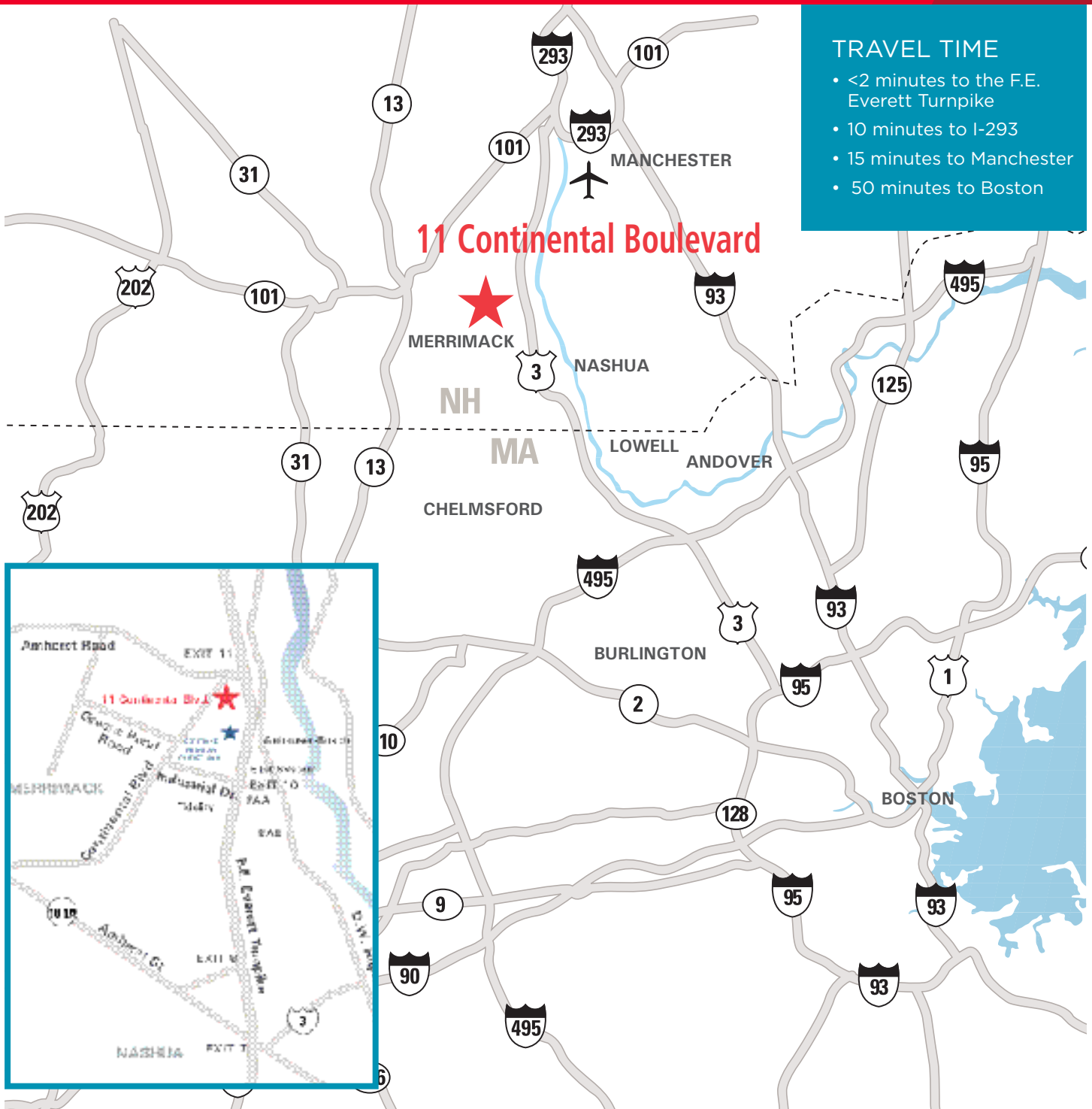


**CUSHMAN &  
WAKEFIELD**

OFFICE/R&D FOR LEASE

**11 Continental Blvd.**

Merrimack, New Hampshire



**Thomas Farrelly, SIOR**  
Executive Managing Director  
thomas.farrelly@cushwake.com

**Denis C.J. Dancoes II**  
Executive Director  
denis.dancoes@cushwake.com

**Sue Ann Johnson**  
Managing Director  
sueann.johnson@cushwake.com

Cushman & Wakefield  
of New Hampshire, Inc.  
900 Elm Street, Suite 1301  
Manchester, NH 03101  
(603) 628-2800  
**cushmanwakefield.com**

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**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
		<b>Cushman &amp; Wakefield of NH 012561</b>	
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.