For Lease

Free-Standing Office

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107 W Broadway
Derry, NH

Property Highlights

- 896± SF free-standing office building available for lease off I-93, Exit 4 at the entrance of Derry, NH
- Space features reception area, 2 private offices, open work area, conference room, restroom, and a kitchenette
- Current occupant will be relocating
- OBD zoning allows for a variety of uses including commercial services, retail, medical office, professional office, and residential
- Site benefits from driveway entrance on Linwood Avenue with an exit on W Broadway
- Great signage opportunity directly on W Broadway/Route 102
- On-site garage not included in this offering

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175 Canal Street, Suite 401
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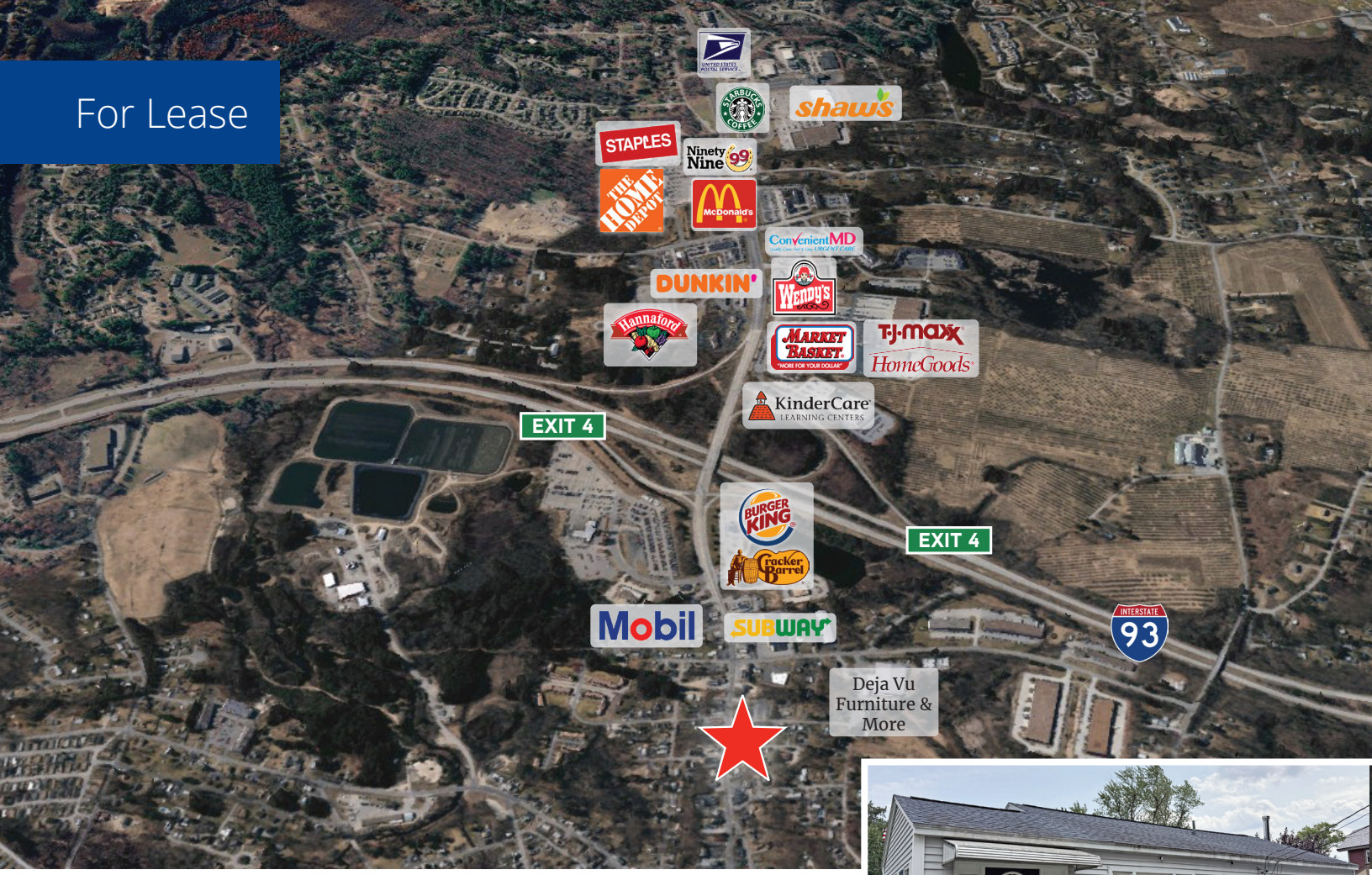

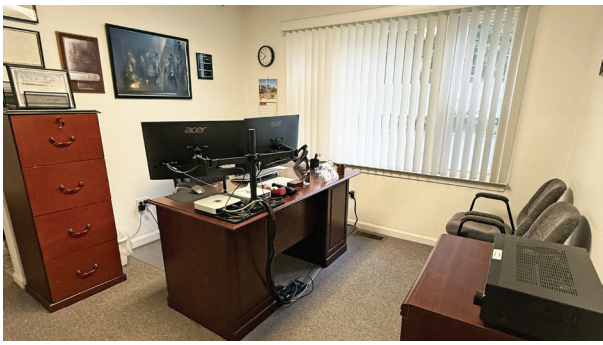

Specifications

Address:	107 W Broadway
Location:	Derry, NH 03038
Building Type:	Office
Year Built:	1955
Total Building SF:	896±
Available SF:	896±
Floors:	1
Acreage:	0.16±
Road Frontage:	60'± on W Broadway
Utilities:	Municipal water & sewer HVAC
Zoning:	Office/Business District
Parking:	5 to 6 on-site spaces
2025 NNN Expenses:	TBD
Lease Rate:	$2,750/month NNN

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