

PROFESSIONAL OFFICE SPACE

1,800+/- SF

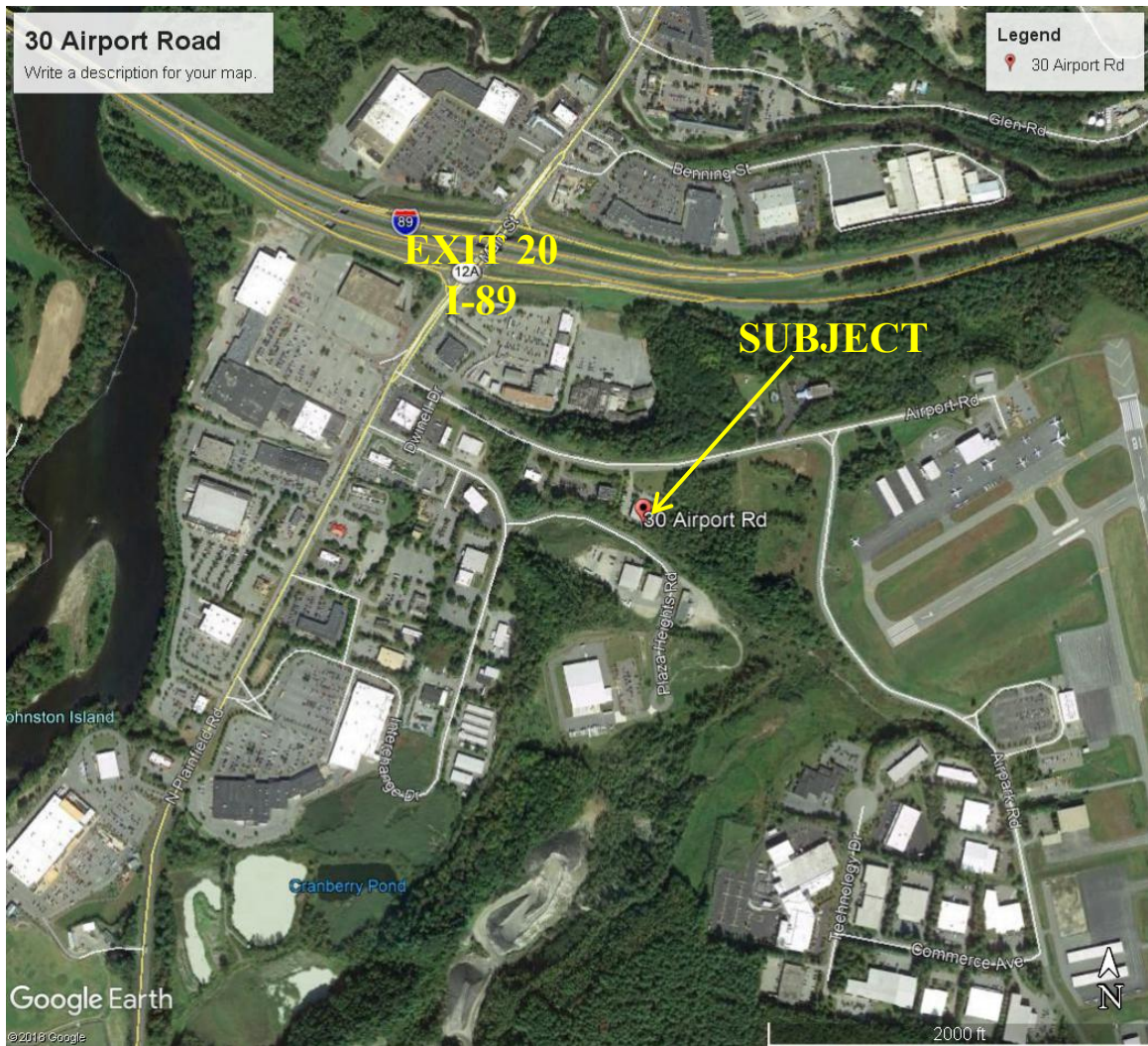
30 Airport Road - West Lebanon, NH



Lang  McLaughry  Commercial

93 South Main Street – West Lebanon, NH 03784
(603) 298-8904

GENERAL LOCATION MAP



***30 Airport Road
West Lebanon, NH***

EXECUTIVE SUMMARY

30 Airport Road is a well established office building with many professional office tenants in place. The facility offers ample parking and is very convenient to Exit 20 of I-89 for ease of access by employees and customers.

The facility currently offers an 1,800+/- SF in-line suite, providing for an abundance of natural light. The suite offers 2 large private offices, open space, 1 private restroom, reception area/conference room and a small kitchenette. Suite is handicap accessible.

Tenant pays heat and electricity.

The suite is offered at:

\$16.00/SF Plus NNN (\$6.49/SF)

*For additional information,
please contact:*

CHRIS HOSKIN
Sales Associate
Lang McLaughry Commercial
(603) 298-8904 - office
(603) 359-5836 – cell
Chris.Hoskin@LMCRE.com

30 Airport Road



Suite #5

This office suite provides for 2 large private offices, open cubicle space, large reception area/conference area, 1 restroom and a kitchenette. Easy access to I-89 at Exit 20 in West Lebanon, NH

Offered at \$16.00/SF Plus NNN (\$6.49/SF).

30 Airport Road - West Lebanon, NH

Zoning:	General Commercial	Power:	100 Amp CB (each suite)
Suite Dimension:	30'x60' +/-	Heat:	FHA/Gas
Total Area:	1,800+/- SF	Gas:	Propane
Foundation:	Slab	Water:	Municipal
Store Front:	Possible	Sewer:	Municipal
No. of Floors:	1	Lighting:	Fluorescent
Floor Type:	Carpet	Air Conditioning:	Central
Roof Type:	Flat/Membrane	Sprinklers:	Yes
Construction:	Block/Steel	Restrooms:	1 – Suite 5
Ceiling Height:	10' Under Joists	Off St. Parking:	52+
Floor Load:	Unknown	Loading Docks:	No
Scaled Floor Plan:	Available	Telecomm.:	Comcast
Outside Storage:	No	Other:	Kitchenette
Office:	100%	Owner:	30 Airport Road, LLC



Chris Hoskin – Sales Associate
Lang McLaughry Commercial
93 South Main Street
West Lebanon, NH 03784
(603) 298-8904 – office
(603) 359-5836 - cell
E-mail: Chris.Hoskin@LMCRE.com

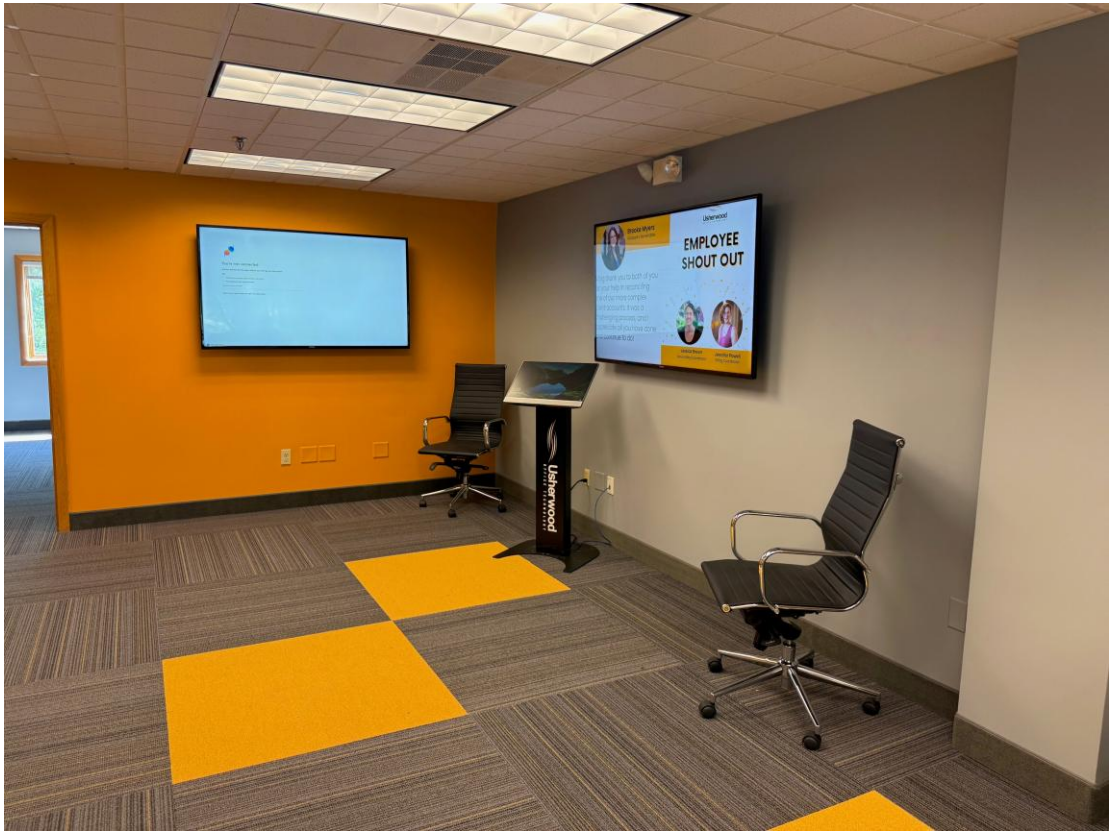








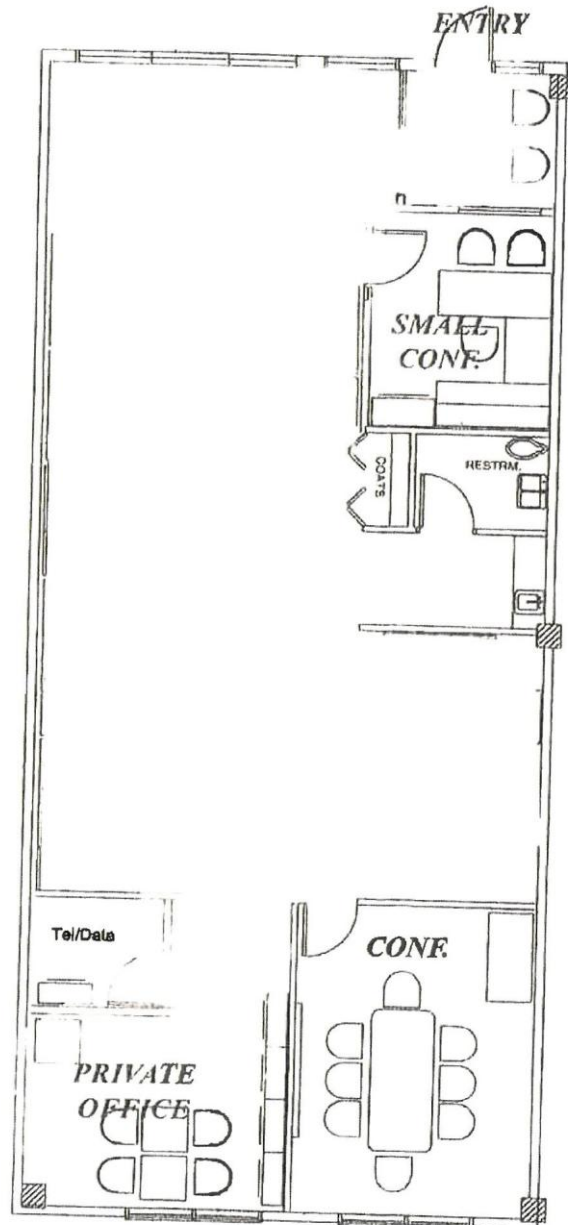








FLOOR PLAN FOR UNIT #5



**30 Airport Road, LLC
2026 Triple Net Charge Budget**

ACCOUNTING:	\$1,000
ELECTRICAL:	1,000
INSURANCE:	1,800
LAWNCARE & PLOWING:	15,000
PROPERTY TAXES:	39,000
REPAIRS & MAINTENANCE:	9,000
SECURITY:	1,300
TRASH REMOVAL:	9,500
WATER & SEWER	<u>3,500</u>
 TOTAL OPERATING EXPENSES FOR NNN	 \$81,100
 TOTAL SQUARE FOOTAGE ATTRIBUTABLE TO NNN	 12,500 Sq. ft.
 BUDGETED COST P/SF, 2025	 \$6.49



NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

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 actually 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

Provided by:

Licensee

Date

(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.

(Licensees Initials)

To check on the license status of a real estate firm or licensee go to <https://www.oplc.nh.gov/real-estate-commission/index.htm>

Inactive licensees may not practice real estate brokerage. 8/18/17

(Page 1 of 2)

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 both 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 services 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.