



PROPERTY DESCRIPTION

Located in the well established Moultonborough Marketplace with nearly 850 linear feet of frontage on Whittier Highway. Situated among a mix of established retail, wellness, and professional services, the unit benefits from steady year-round traffic and close proximity to Center Harbor, Lake Winnepesaukee and only five miles from Meredith Center. Don't miss out on this prime office suite in ready-to-move-in condition—an excellent opportunity in one of Moultonborough's most convenient and visible commercial locations.

PROPERTY HIGHLIGHTS

- Highly trafficked location on Route 25
- Spacious and versatile floor plans
- Strong visibility for maximum exposure
- Ample parking for staff and clients
- Versatile mix of businesses
- Upgraded interior finishes and fixtures
- Flexible lease terms and layouts for tenant convenience

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,327	3,762	12,289
Total Population	2,869	8,127	26,701
Average HH Income	\$137,409	\$125,169	\$125,771

HARBOR SQUARE

60 Whittier Highway, Moultonborough, NH 03254

RETAIL PROPERTY FOR LEASE

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4A - 3,000 SF of Lower Level Office Space	Available	1,500 - 3,000 SF	Gross	\$2,000 per month	Large, open space of approximately 3,000 SF with tall ceilings available in lower-level of building. This space was at one time used as a dance studio so there is ample plumbing runs and drain lines to repurpose this unit. In current configuration, this unit consists of two very large rooms and two smaller rooms that have roughed in bathroom fixtures. Owner willing to make TI contribution for the right business. Rent is \$2,000/mo with all utilities included except internet.
7B - 1,278 SF Second Floor Office	Available	650 - 1,278 SF	Gross	\$1,900 per month	Spacious, second-floor \pm 1,278 SF office now available. Featuring 6 private offices, a large bullpen, storage closet, and a private kitchenette. This office is well-lit with both skylights and stand-up windows providing ample natural light along with prime signage on the exterior of the building. Access to shared, private bathrooms right down the hall and ADA access can be provided via a lift. This unit is available for rent at \$1,900/mo with all utilities included except internet. Space can be demised into two smaller units each \pm 650 SF and containing three offices a piece, inquire for additional details.
12 - 1,290 SF First Floor Office/Retail	Available	1,290 SF	Gross	\$1,500 per month	Modern first floor \pm 1,290 SF office/retail space with direct parking lot access. This unit features a reception area, two spacious offices, and a private bathroom. Unit is all one level and boasts a clean, modern look with plenty of natural light. Rent is \$1,500/mo with all utilities included except internet.
13 - 700 SF First Floor Office	Available	700 SF	Gross	\$1,400 per month	Charming, townhouse-style \pm 700 SF office with direct entry from parking lot. This space features a large open bullpen with cathedral ceilings, one large private office on the first floor (can be demised into two smaller offices), a private bathroom, and a large private office on the second floor. With a unique layout, tall ceilings, and natural light coming from all four sides, this space is a creative or executive office user's dream. Rent is \$1,400/mo and includes all utilities except internet.
16 - 3,000 SF of Lower Level Office Space	Available	3,000 SF	Gross	\$2,500 per month	Large space of approximately 3,000 SF with a variety of good-sized rooms and offices available in lower-level of building. Unit has a unique layout with several smaller offices and two larger rooms capable of accommodating large meetings, events, or be used for storage. Unit also has one bathroom. While located in the lower level, this space still has plenty of natural light due to the building's unique construction. Owner willing to make TI contribution for the right business. Rent is \$2,500/mo with all utilities included except internet.



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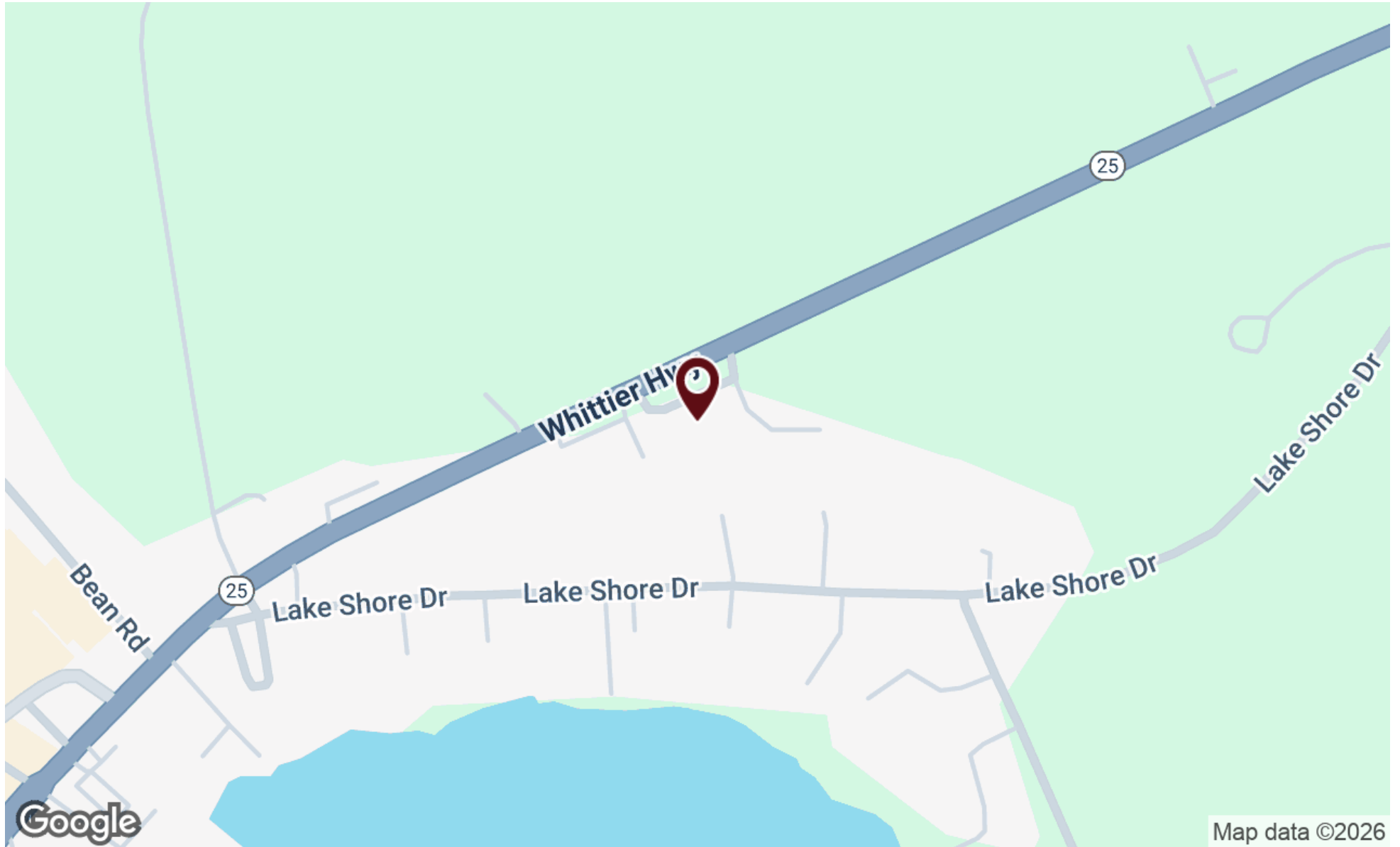
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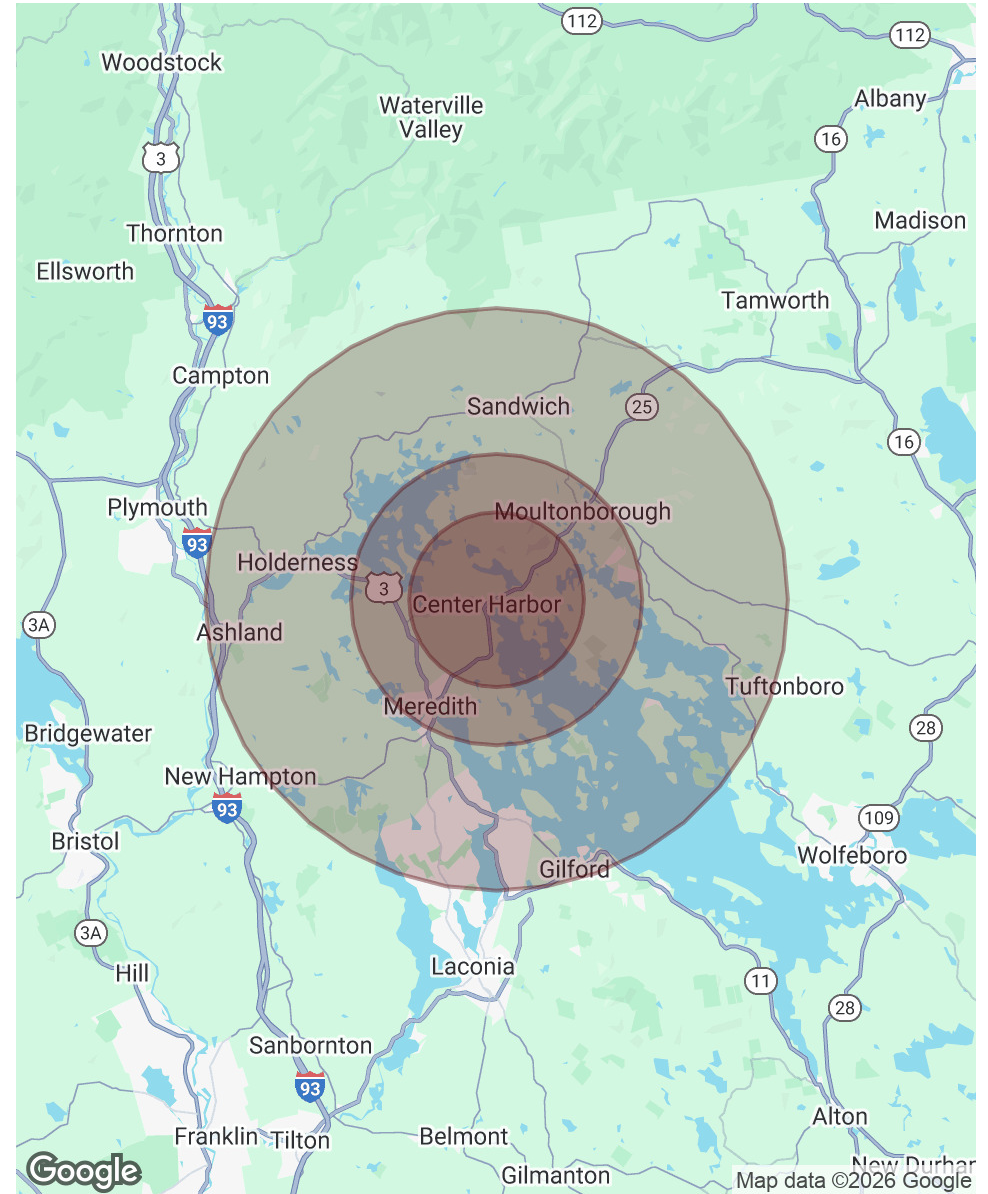
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RETAIL PROPERTY FOR LEASE

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,869	8,127	26,701
Average Age	53	52	51
Average Age (Male)	52	51	50
Average Age (Female)	53	53	52
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,327	3,762	12,289
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$137,409	\$125,169	\$125,771
Average House Value	\$765,559	\$685,880	\$560,745

Demographics data derived from AlphaMap



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