

700 LAKE AVE

MANCHESTER, NH

FOR LEASE | 22,922 SF MEDICAL OFFICE PROPERTY ON 1.41 AC

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EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

22,922 SF Medical Office building on 1.41 AC available for Lease. Ideal opportunity for corporate, professional, or medical users, with excellent proximity to Elliot Hospital and I-93 and Route 101.

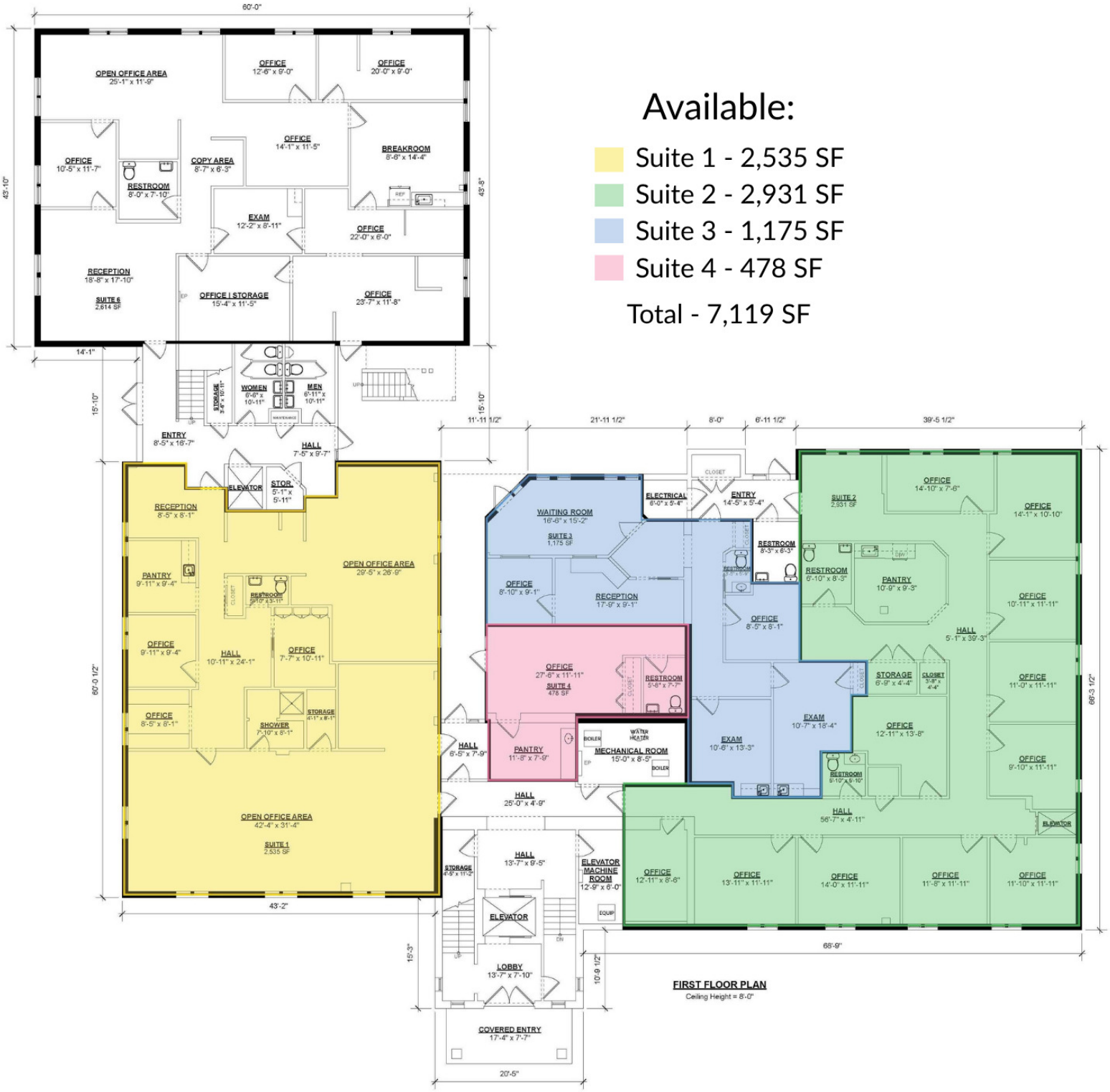
PROPERTY HIGHLIGHTS

- Turn-key opportunities available
- Stones throw from Elliot Hospital and medical community
- Various Suite sizes to suit your needs

PROPERTY SPECIFICATIONS

Space Available:	7,119 SF Suite 1: 2,535 SF Suite 2: 2,931 SF Suite 3: 1,175 SF Sutie 4: 478 SF
Building Size:	22,922 SF
Lot Size:	1.41 AC
Stories:	2
Construction:	Masonry
Slab to Slab:	9'
Parking:	79 spaces
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	41,419	57,597	98,247
Total Population	98,073	139,168	248,124
Average HH Income	$97,266	$105,705	$123,163


Available:
Suite 1 - 2,535 SF
Suite 2 - 2,931 SF
Suite 3 - 1,175 SF
Suite 4 - 478 SF
Total - 7,119 SF
FIRST FLOOR PLAN
Ceiling Height = 8'-0"


ExtraSpaceStorage.
Proterial Cable America, Inc.
LANSING NOW.com
Alside
Exterior Building Products
Elliot Health System
INTERSTATE 293
INTERSTATE 93


200
White Birch Family Dental
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QUALITY • PRODUCTION • SOLUTIONS
THE HOME DEPOT
EAGLE WAREHOUSE & DISTRIBUTION CENTER, INC
KALWALL
AIRMAX
"SYSTEMS FOR A HEALTHY WORK ENVIRONMENT"
ExtraSpace Storage
Public Storage
HIGHWAY PROXIMITY
INTERSTATE 93 1 MILE
INTERSTATE 293 2.3 MILES
28 1.1 MILES
MANCHESTER, NH
11 MILES | 26 MINS
CONCORD, NH
18 MILES | 28 MINS
NASHUA, NH
19 MILES | 25 MINS
101
INTERSTATE 93
3
NORTH END
28
INTERSTATE 293
Manchester
DOWNTOWN HANOVER
PINARDVILLE
101
700 LAKE AVE
MANCHESTER, NH
BAKERSVILLE
AQUASGROUP
Design-Build. Service.
INTERSTATE 93
101
HIGHLANDS
INTERSTATE 293
Bedford
28
Airport
MANCHESTER-BOSTON REGIONAL AIRPORT
28
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