



8 Jenkins Court, Durham, NH 03824



**OFFERING SUMMARY**

<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	300 - 985 SF
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	24,665

**PROPERTY OVERVIEW**

This is recently renovated office suite space in the heart of downtown Durham. The quaint 4th floor space has an elevator, and men's & women's bathroom. There is on-street parking and free, 1-hour parking in the municipal lot immediately adjacent to the property. With an easy walk to campus, this site is ideal for businesses that serve or employ skilled college students from UNH. This suite would be perfect for a small office space tenant. Within easy walking distance to UNH campus as well as several municipal lots for parking are located within walking distance.

**PROPERTY HIGHLIGHTS**

- Very affordable monthly payment
- Small office suite less than 200 sqft
- Within easy walking distance to UNH campus
- Central heating and cooling system
- Heavy traffic count with daily count of 11,000 and pedestrian count
- Great accessibility, elevator

COASTAL LAND & COMMERCIAL GROUP (NH)  
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Portsmouth, NH 03801

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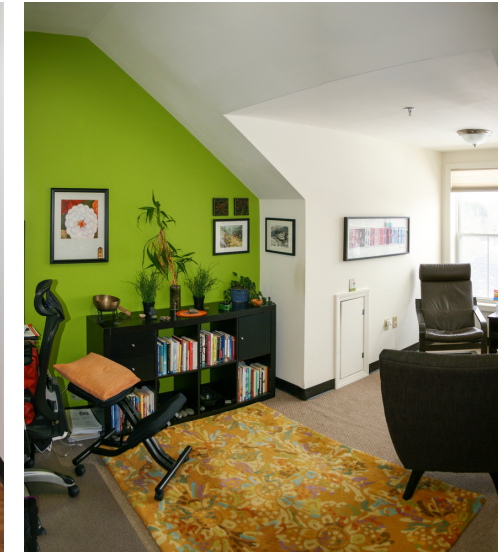
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# UNIT 405

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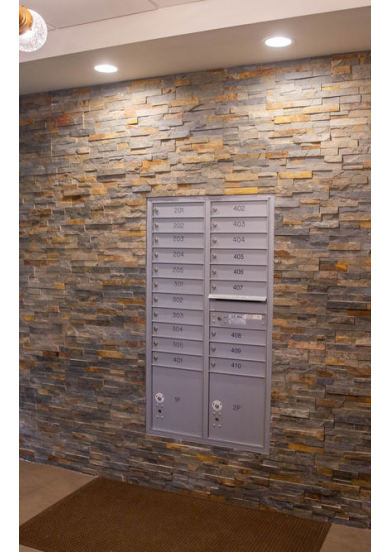
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# UNIT 403

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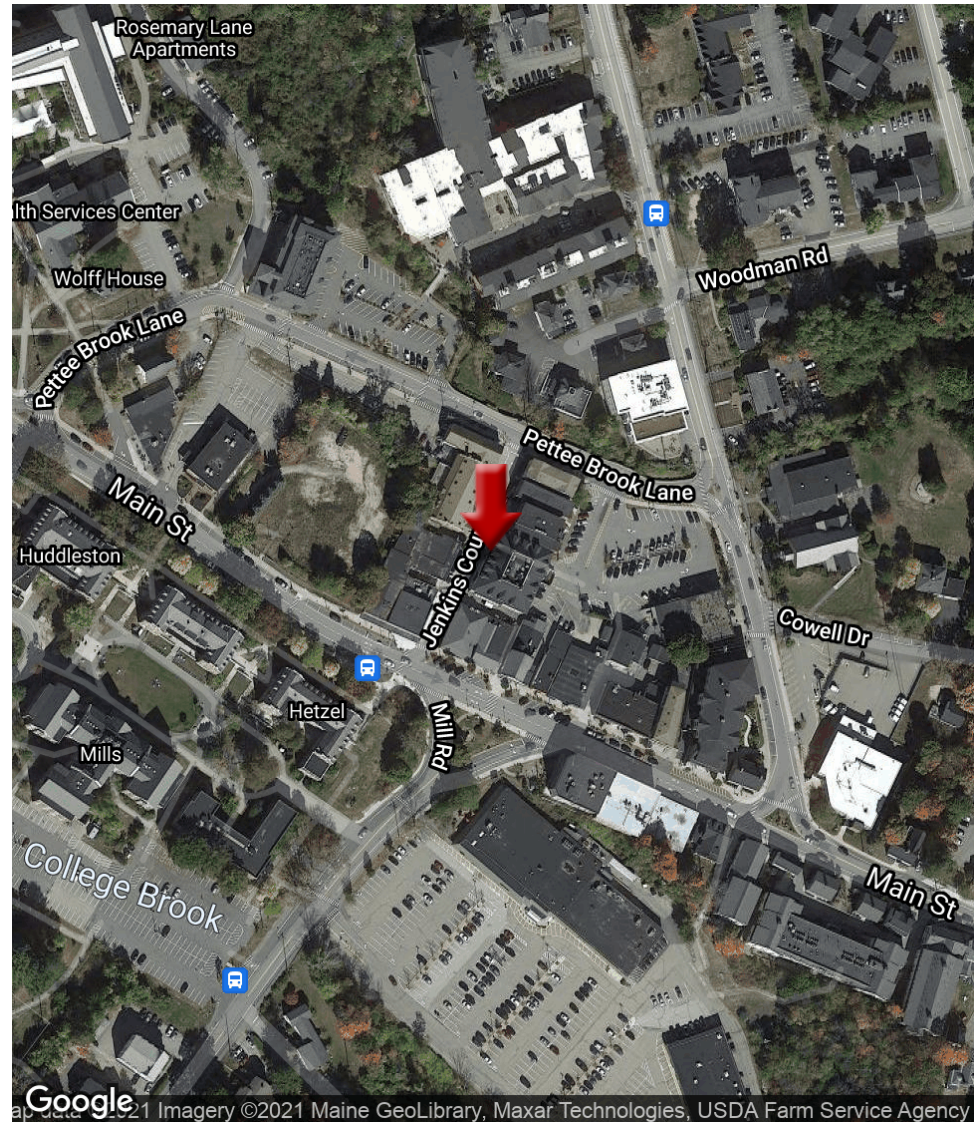
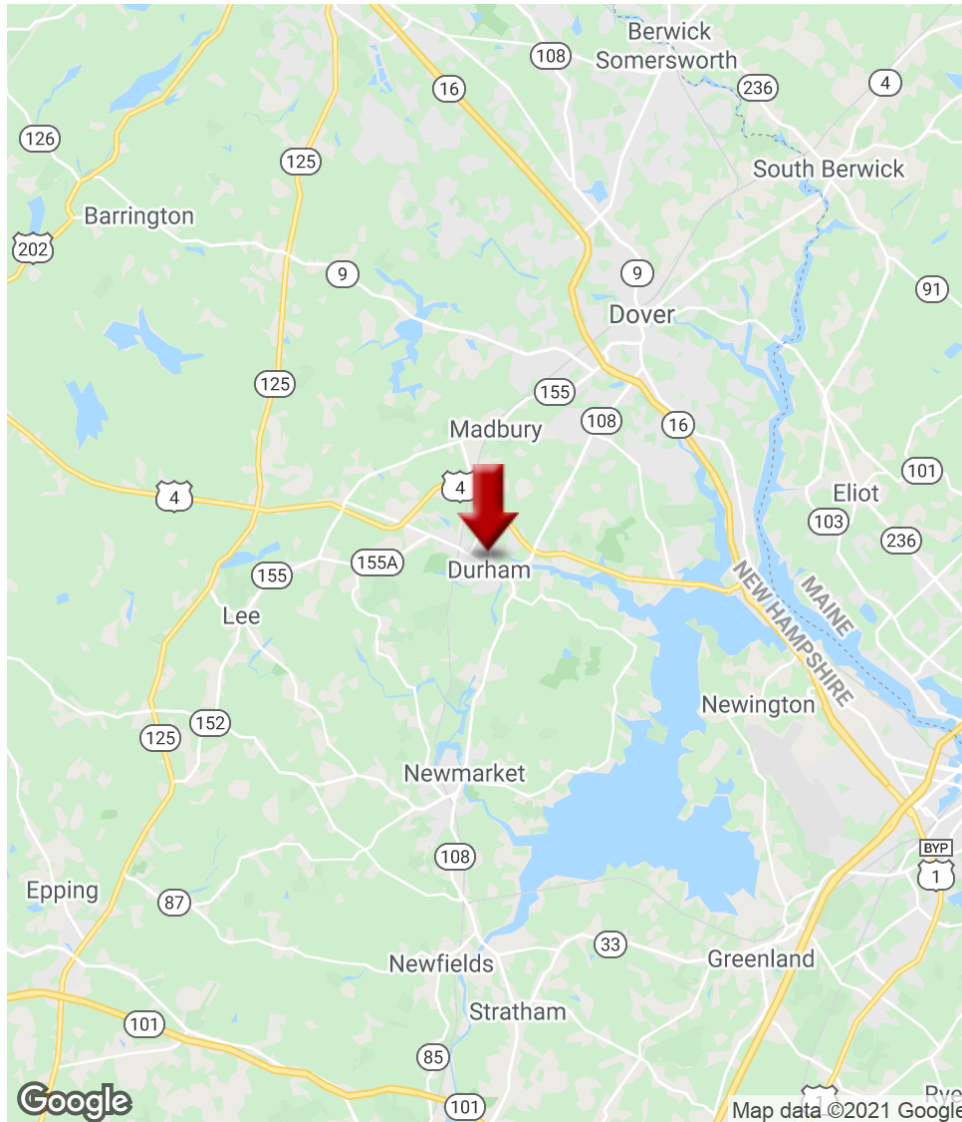
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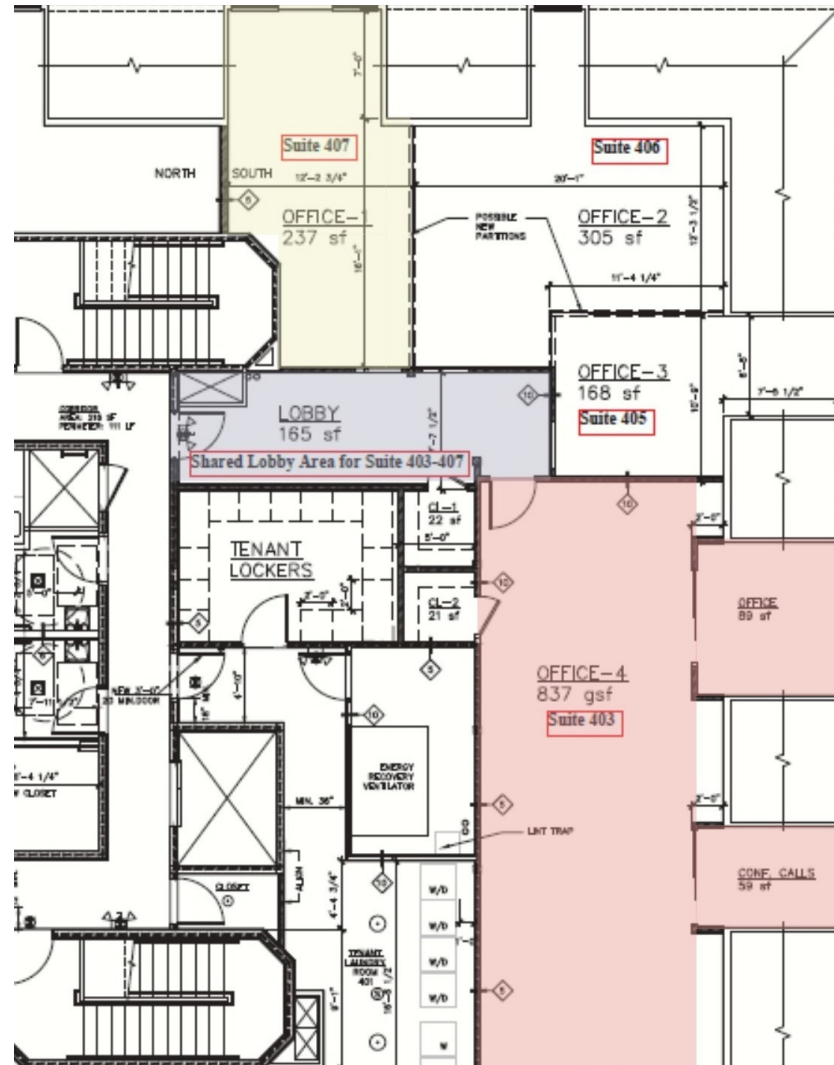


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# OFFICE 3, SUITE 405 - 186 SF APPROXIMATELY

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Unit 405 highlighted in orange and consists of approximately 186 SF.

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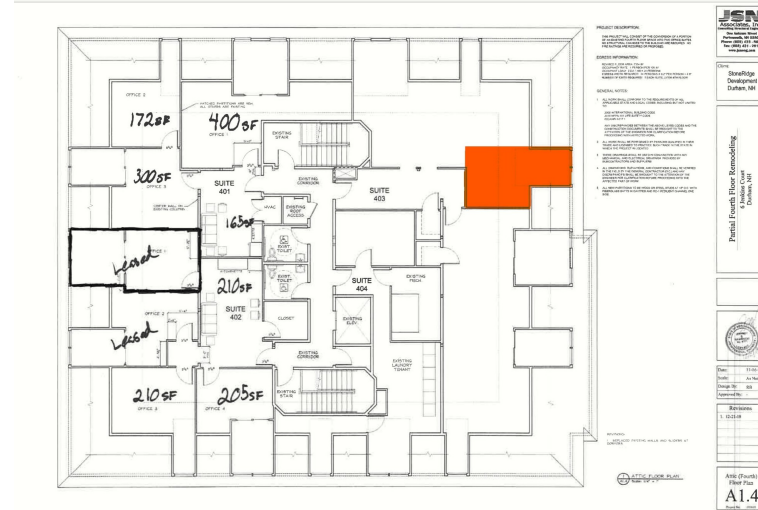


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# OFFICE FOR LEASE

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	300 - 985 SF	Lease Rate:	\$12.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 405 - Private office in Durham Downtown	-	186 SF	NNN	\$12.00 SF/yr	-

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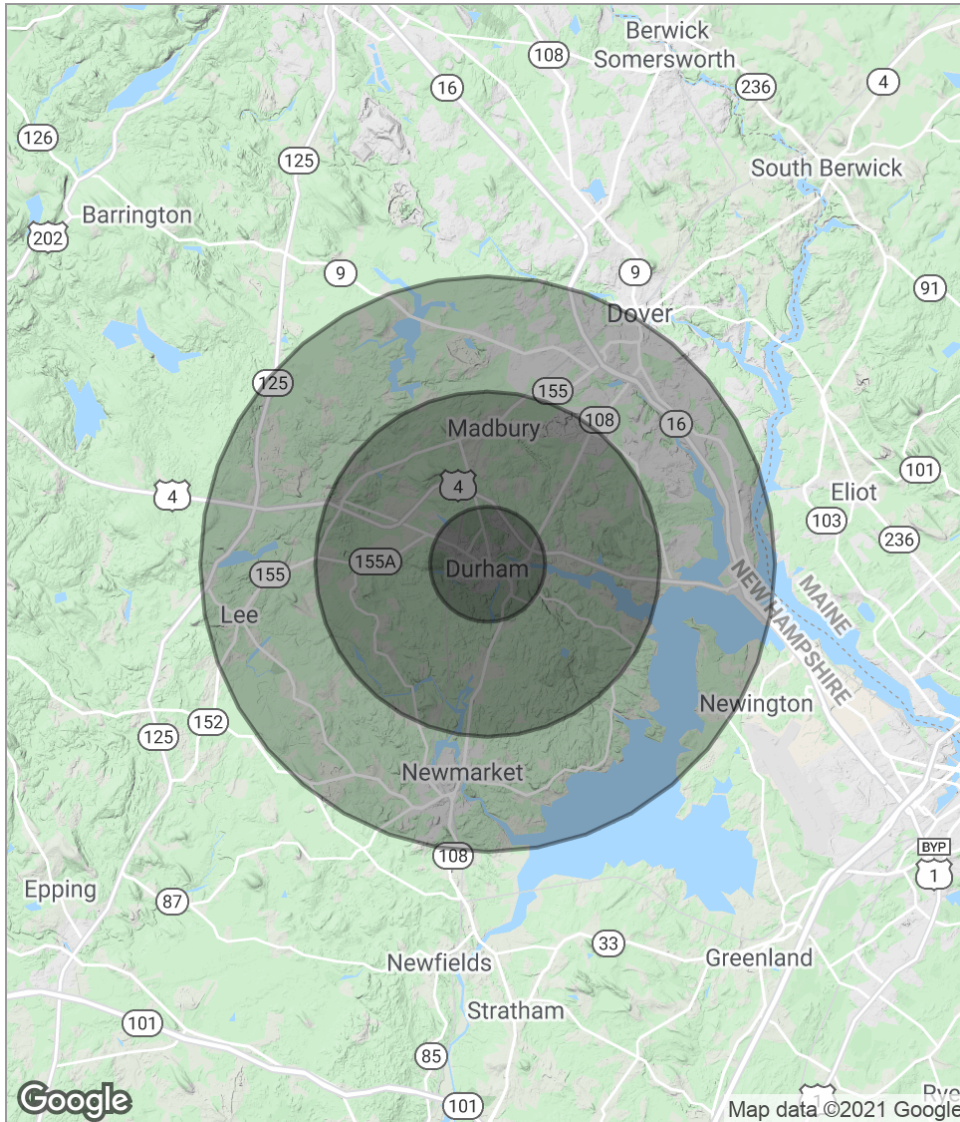
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,700	18,638	42,111
Median Age	22.2	25.6	32.7
Median Age (Male)	23.5	26.7	32.5
Median Age (Female)	20.9	24.4	32.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,072	4,529	14,288
# Of Persons Per HH	4.4	4.1	2.9
Average HH Income	\$70,777	\$84,517	\$83,311
Average House Value	\$383,386	\$394,864	\$366,817

*\* Demographic data derived from 2010 US Census*

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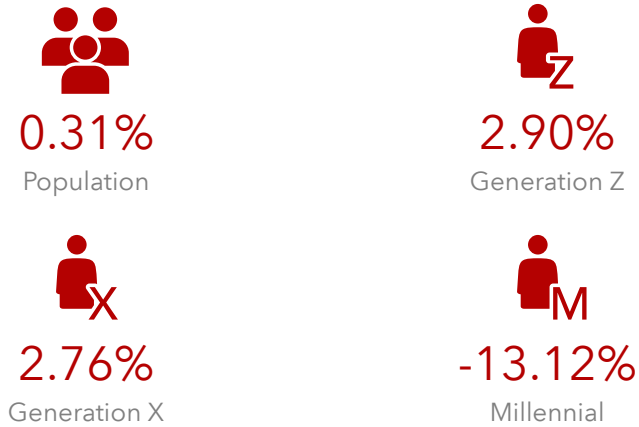
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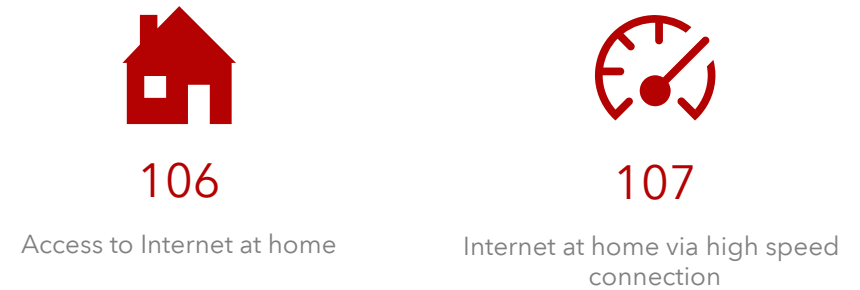
# OFFICE MARKET PROFILE



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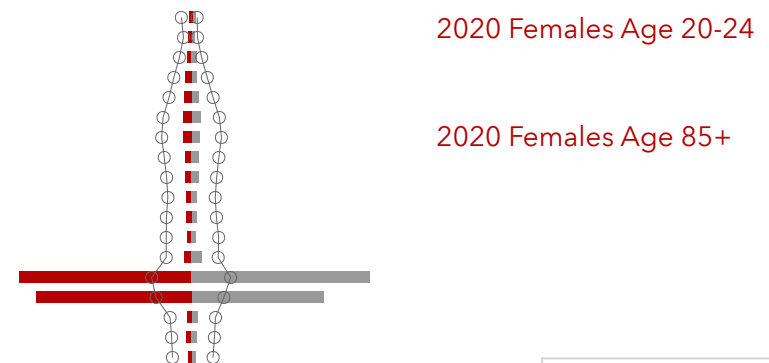
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## ANNUAL HOUSEHOLD SPENDING



## Age Pyramid

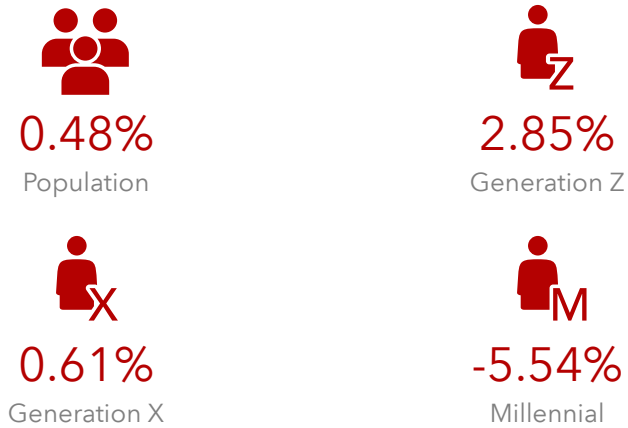


Strafford County

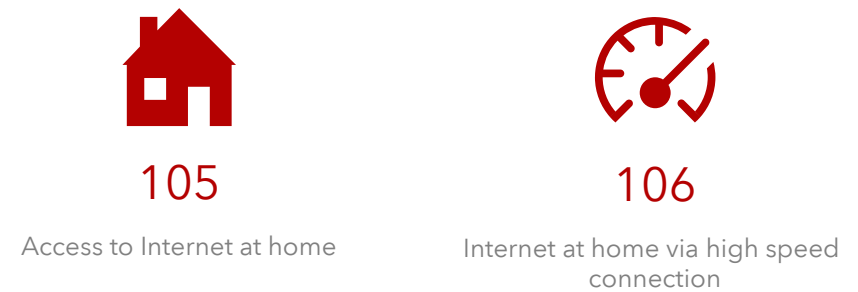
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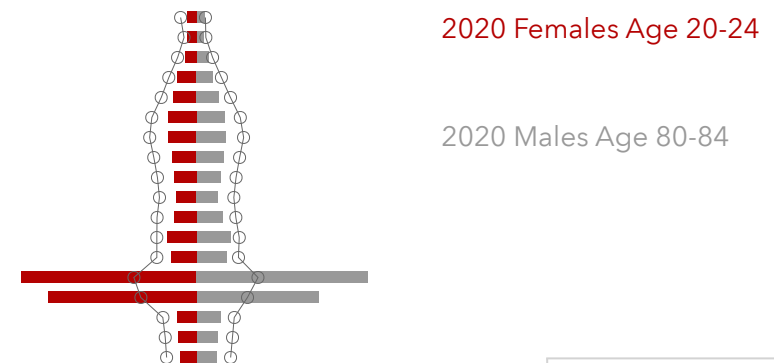
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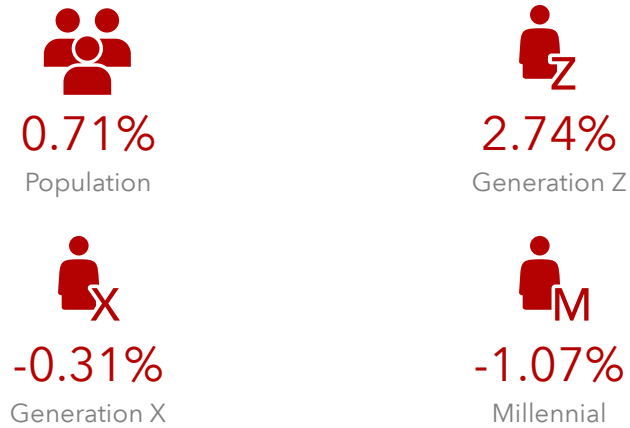


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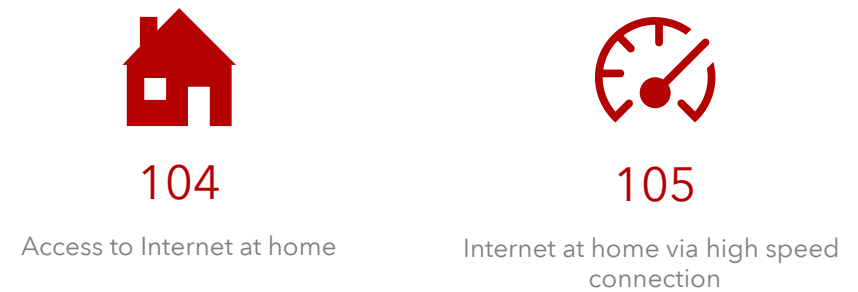
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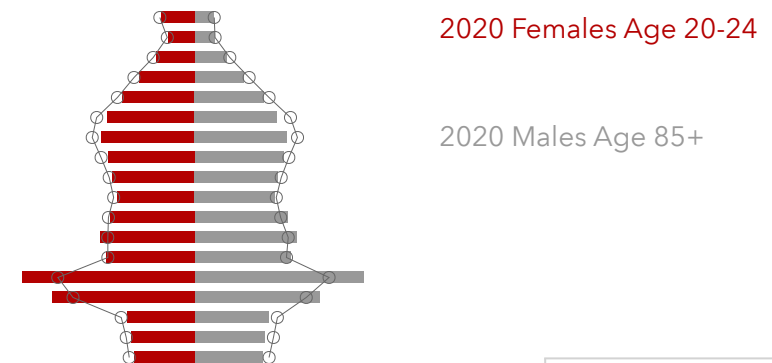
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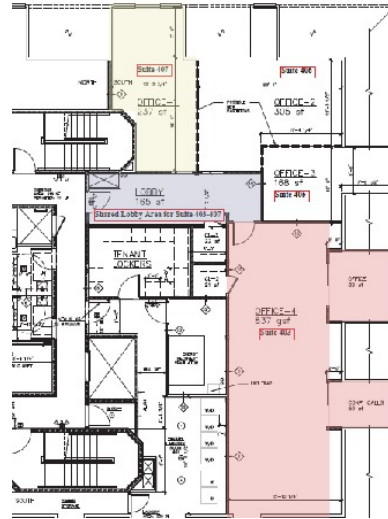
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Strafford County

# OFFICE FOR LEASE

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## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
 Total Space: 300 - 985 SF Lease Rate: \$12.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 405 - Private office in Durham Downtown	-	186 SF	NNN	\$12.00 SF/yr	-
Unit 403	Available	300 - 985 SF	NNN	\$12.00 SF/yr	-

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