

OFFICE FOR LEASE



4 Continental Dr, Exeter, NH 03833



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	900 - 4,500 SF
LEASE RATE:	\$12.00 SF/yr (MG)
LOT SIZE:	1.45 Acres
BUILDING SIZE:	10,000
RENOVATED:	2019
ZONING:	C-3

PROPERTY OVERVIEW

This first floor space has radiant heat in the floor, plenty of parking, and an open layout that can be designed for any business needs. The space can be divided up to sub spaces under 1000 sq ft or be used by a single tenant. Space is currently unfinished, but LL may be completing some build out for any potential tenants.

PROPERTY HIGHLIGHTS

- Ideal for all types of businesses - Medical, Engineering, Health Care, etc.
- Fully sprinklered
- Good visibility
- Radiant heat in the floor
- Right off Route 101 in Exeter

COASTAL LAND & COMMERCIAL GROUP (NH)
603.610.8500
750 Lafayette Rd.,
Site 201
Portsmouth, NH 03801

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Second floor - not for lease;



Sample office space finishes - built to suit.



Sample kitchen & bathroom finishes - built to suit.



Sample office space finishes - built to suit.

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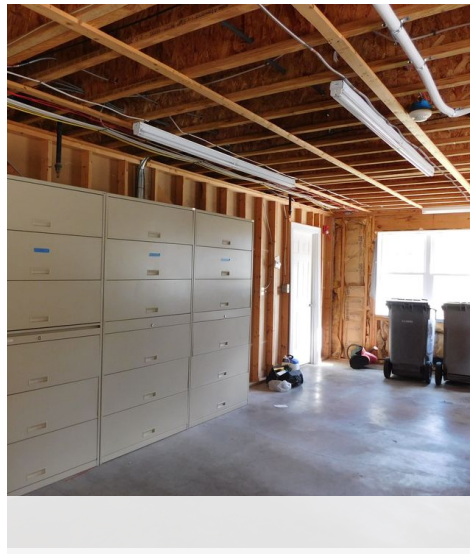
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Grade level floor - ADA accessible



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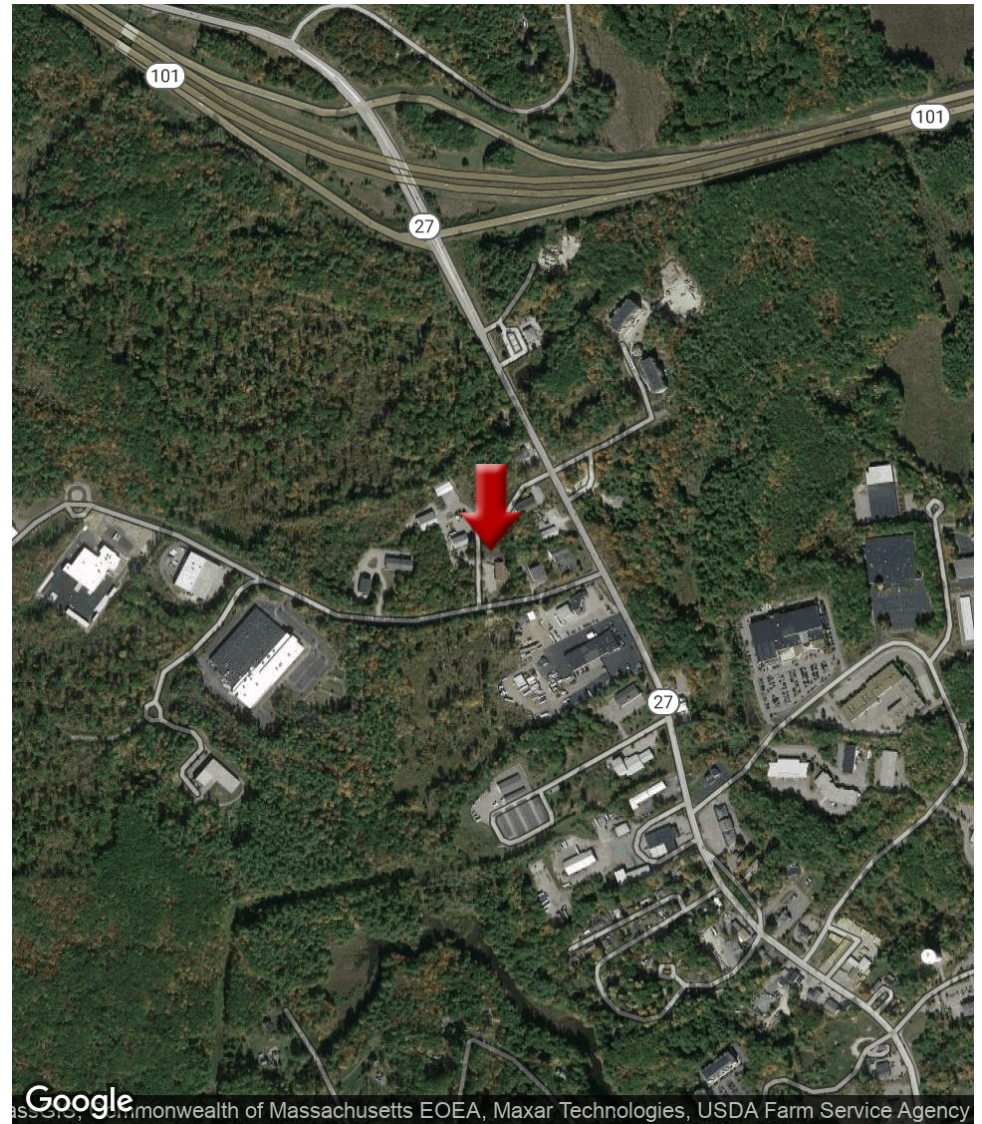
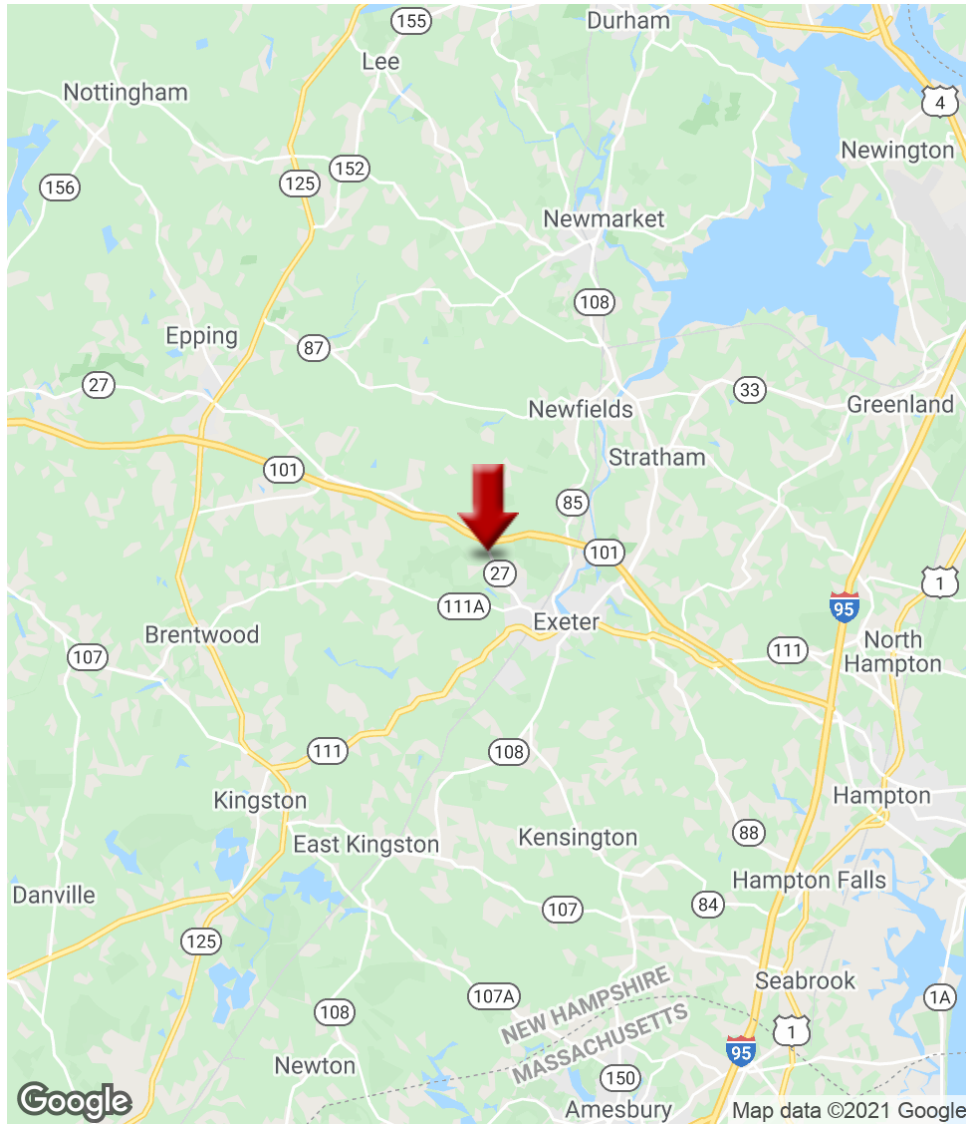
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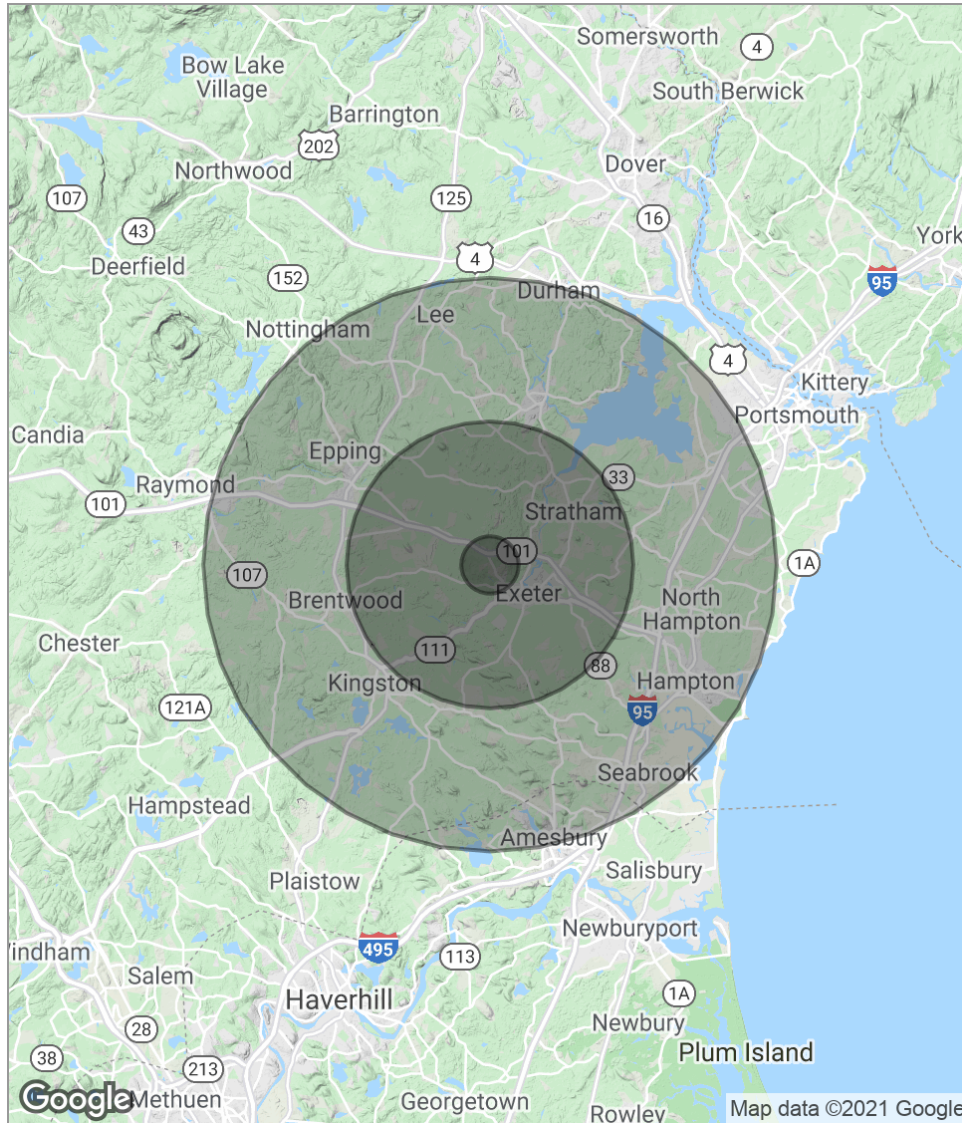


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,449	35,145	121,289
Median Age	45.8	43.4	40.9
Median Age (Male)	42.9	42.0	39.8
Median Age (Female)	47.8	44.5	41.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	616	14,152	46,822
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$94,769	\$92,166	\$92,447
Average House Value		\$371,077	\$370,975

** Demographic data derived from 2010 US Census*

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