



For Lease

Medical/Office Suite

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727 Lafayette Road Seabrook, NH

Property Highlights

- Excellent opportunity for a chiropractor to replace the existing chiropractic business which has outgrown the space; also a great location for other light medical or professional office users
- Unit 7 is 1,500± SF on the 1st floor and features high ceilings with ample light throughout and consists of 4 private offices, large open space, and a reception area; shared restrooms are in the hallway
- Tenant is responsible for janitorial within the unit, as well as in the common hallway just outside the space
- Large pylon sign on the Route 1 retail/service corridor
- Building is located across from Seabrook Commons, a 400,000± SF retail complex home to high profile tenants such as Walmart, PetSmart, HomeGoods, and more

Unit 7 rent incentive – 3 months free with a 5 year lease

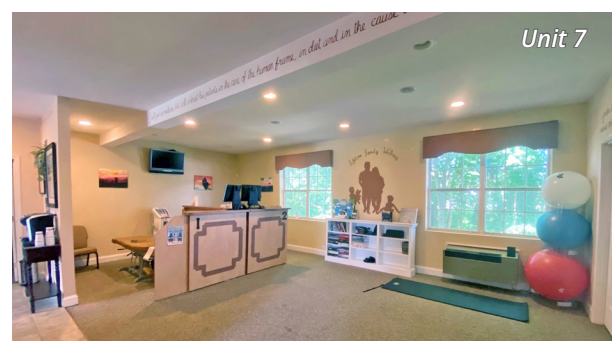
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Specifications

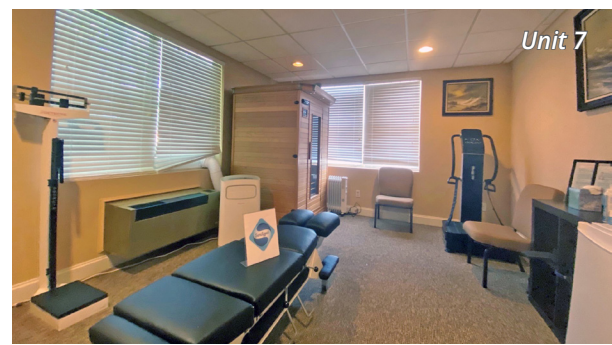
Address:	2727 Lafayette Road
Location:	Seabrook, NH 03874
Building Type:	Medical/office
Year Built:	1967
Total Building SF:	5,576±
Available SF:	Unit 7: 1,500±
Road Frontage:	91'± on Lafayette Road
Traffic Count:	16,271 VPD (NHDOT 2020)
Utilities:	Municipal water & sewer Electric HVAC
Average Utility Expenses:	\$500/month (Unit 7)
Zoning:	Smithtown & North Village Mixed-Use
Parking:	25 on-site spaces
Accessibility:	Located along Route 1 in Seabrook and only a half a mile to I-95
Lease Rate:	\$1,500/month modified gross



Unit 7



Unit 7



Unit 7



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