

One Verani Way Unit 2B Londonderry NH



For Lease

- 2,534 SF second floor office
- Mix of private offices, conference room and open areas
- Professional atmosphere
- Elevator in main foyer
- Ample parking
- Great signage
- Right off Exit 5, I-93 and within minutes of Manchester/Boston Regional Airport.
- Central A/C and heat
- Elevator in building

*Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of **Unit 2B** at One Verani Way in Londonderry. This 2,534 SF commercial unit offers a mix of rooms that are suitable for many configurations and is located in a first class office building directly off Exit 5 on I-93. An additional unit adjacent to **Unit 2B** could be easily combined giving over 5,100 rentable square footage.*



\$ 14 NNN

Scott Reiff

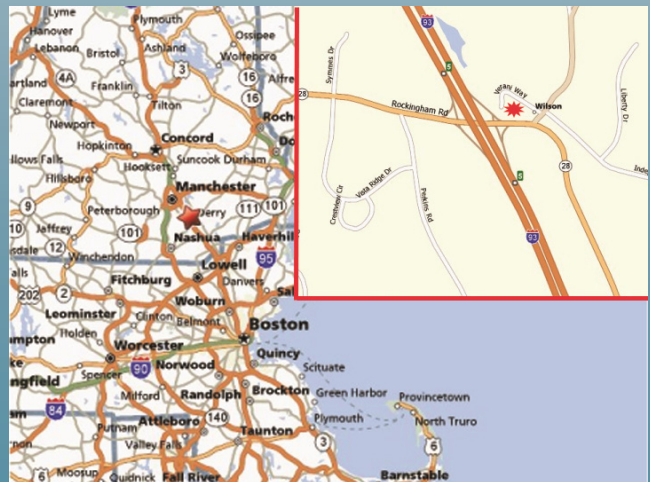
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BERKSHIRE HATHAWAY
Verani Realty
Commercial



General Unit Information

*Unit #: 2B 1 Verani Way, Londonderry, NH

Full description individual unit: Unit 2B faces I-93 and is a mix of private offices, conference room and open areas suitable for many configurations. Unit is 2,534 +/- SF. An additional 2,640 SF directly adjacent is available as well. Combination of two units would be a relatively simple process.

* Unit Pricing: \$ 14 NNN

Site Data

* Unit size: 2,534 rentable SF.

▽* Unit located on floor: Second floor (elevators in building)

▽ Number of Bathrooms within unit or utilized by unit: Use of four common restrooms.

Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord.

Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

Other: _____

▽* Parking Spaces for unit: Common use of parking lot.

* Number of docks: _____ Door height: _____ NA

* Number of drive-in doors: _____ Door height: _____ NA

* Communications network: (DSL, cable, phone line only, etc.) Numerous high speed options available.

Signage: Signage is available on street/highway sign, building sign outside marquee and interior directionals, if needed.

▽ Floors (Carpeted, concrete, tile, etc.) Carpeted

▽* Ceiling Height: Approx 9' Varied

* Heat Source (Fuel)/Heat Type: Natural gas/forced hot air

Air Conditioning Source/Type: Central AC

* Handicapped Access: Elevators are available and restrooms are Accessible.

Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

▽ Sprinklers: Wet Dry None: _____

* Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: Additional SF could be available. Unit can be set up for key card entry. Main entrance is secured with key card entry outside of business hours.

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Unit 2B
2,534 SF +/-