

FOR LEASE > NEWLY CONSTRUCTED OFFICE SPACE

Free-Standing Highly Visible Building

7 ROCKINGHAM ROAD, WINDHAM, NH 03087



We are pleased to present a newly constructed office building along Route 28 in Windham. 7 Rockingham Road consists of 7,450± SF on 2 floors with an elevator and 27± parking spaces. The first floor is leased to Structure Tone and the entire second floor is first generation space in shell condition and available for lease.

This highly visible building has 217'± of road frontage along Route 28 which has over 19,000 VPD per NHDOT 2015. It is also easily accessible to Route 111, for commuters to the Hudson/Nashua and Kingston/Exeter areas, and is less than 5 minutes to I-93.

This highly traveled area boasts many businesses including, but not limited to, Walmart, CYR Lumber, Dunkin' Donuts, Cubicle Solutions, The Dance Connection, DJ Rogers Collision & Service Center, Policy Well & Pump, Trans-Medic Transmission Clinic, Park Place Lanes, and Speedway.



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7 ROCKINGHAM ROAD | WINDHAM, NH



Snapshot > Office Building

Building Type	Office
Total Building SF	7,450±
Available SF	1st floor: LEASED! 2nd floor: 3,786± (shell condition)
Acreage	0.7±
Year Built	2019
Zoning	Business Commercial District A (CDA)
Frontage	216.9'± on Rockingham Road/Route 28 216.5'± on the newly paved Windham Rail Trail
Traffic Count	19,000+ VPD on Rockingham Rd/Rte 28 (NH DOT '15)
Utilities	Private well & septic
TI Allowance	\$20.00 PSF
Est. NNN Expenses	\$4.50 PSF
Lease Rate	\$16.00 NNN

Contact Us

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