

FOR LEASE

MEDICAL OFFICE SPACE

NUTFIELD PROFESSIONAL CENTER

44 BIRCH STREET :: DERRY, NEW HAMPSHIRE



OVERVIEW

CBRE/New England is pleased to present the availability of Nutfield Professional Center. Located at 44 Birch Street in Derry, New Hampshire, this three-story medical/office building is situated directly in front of the Parkland Medical Center.

There is a total of 14,830 RSF of space available for lease, with suites ranging from 1,100-5,000 RSF. Some suites are turnkey and ready for immediate occupancy. In addition, a 1,276 RSF timeshare suite is available to tenants that require part-time space and lease term flexibility. The timeshare suite includes utilities, all furnishings, telephone, fax/copier, cable, hazardous waste removal, janitorial and CAM.

Nutfield Professional Center is located approximately 1.6 miles from Exit 4 off Interstate 93 and Boston Express Transportation Center. Nearby amenities, such as retail and dining, are within walking distance.

FEATURES

- Suites ranging from 1,100-5,000 RSF
- Tenant improvement allowances available
- Timeshare suite available
- Easy access to Exit 4, bus transportation and highway

FOR MORE INFORMATION

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CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

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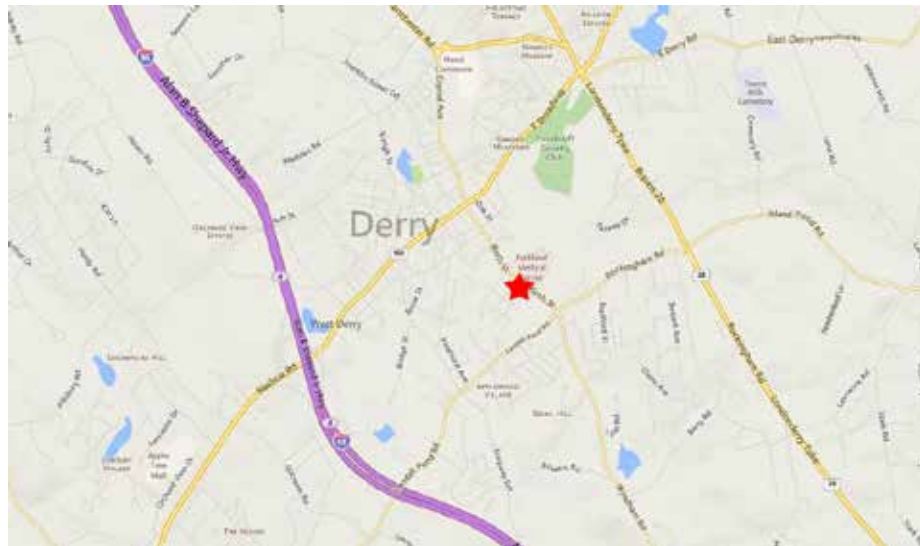
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PROPERTY SPECIFICATIONS

- **Available SF** 14,830 total RSF with suites ranging from 1,100-5,000 RSF
- **Use** Medical/office
- **Stories** Three
- **Utilities** Municipal water & sewer
- **HVAC** Central A/C
- **Zoning** Commercial
- **Parking** 2.5/1,000 RSF
- **Access** Interstate 93
- **Lease Rate** \$20.00/SF Modified Gross
\$500/month (timeshare suite) – One four-hour slot per week

LOCATION MAP



AERIAL



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