



**CUSHMAN &
WAKEFIELD**

OFFICE/R&D FOR LEASE

11 Continental Blvd.

Merrimack, New Hampshire

TOLL FREE ACCESS



11 Continental Boulevard in Merrimack, NH is a two-story ±72,208-square foot office building located just off Exit 11 of the F.E. Everett Turnpike. Currently, there are a few second floor suites available for lease. These suites are in move-in condition and offer a mix of offices, open work areas, conference room, training rooms, electronics labs and feature CAT 6 cabling. This landmark property is serviced by municipal water and sewer, is wet sprinklered throughout and has a parking ratio of 5+ spaces per 1,000 square feet.

Continental Boulevard is only 10 toll free minutes from the Boston • Manchester Regional Airport and the Massachusetts border and 50 minutes from downtown Boston. The immediate area offers a variety of amenities, many of which are in walking distance, including healthcare services, hotels, retail shops, restaurants, convenience stores, financial services and child care services. The Merrimack Premium Outlet Mall featuring 100+ retail stores is located at exit 10. Corporate neighbors include BAE, Fidelity, Elbit Systems, and Anheuser-Busch.

Space Features

- Available suites are in move-in condition
- Abundant, on-site parking (5.0/1,000 SF parking ratio)
- Located immediately off exit 11 of the F.E. Everett Turnpike
- Heated basement storage space available
- Walkway to adjacent retail development
- Area amenities include numerous hotels, retail shops, food services, convenience stores, financial services and child care services



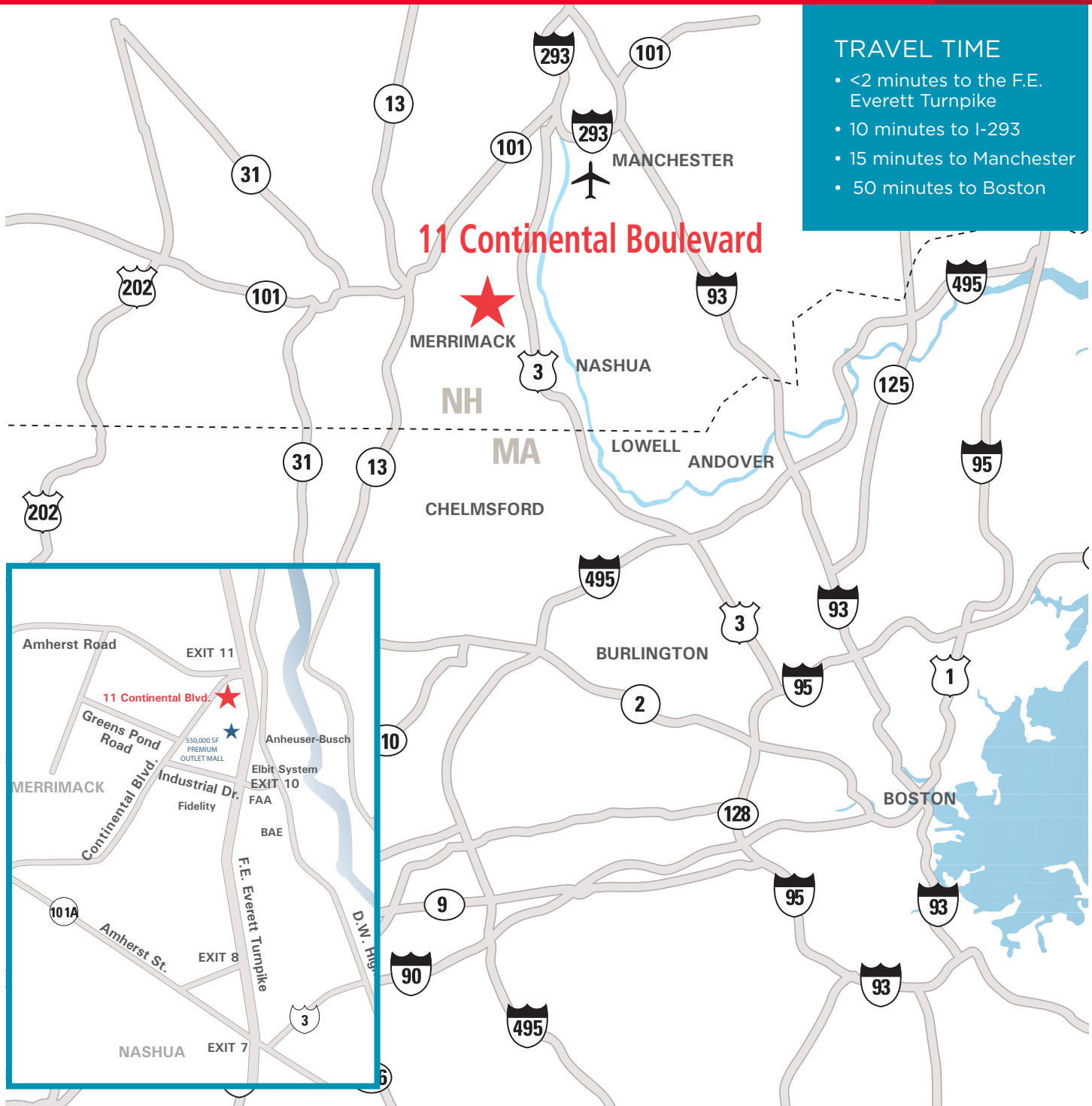
Property Highlights

TOTAL SIZE	±72,208 SF with expansion potential
AVAILABLE SPACE	7,000 SF - 2nd Floor (divisible) 3,673 SF - 2nd Floor
SITE	±7.5 acres
YEAR BUILT	1989, 1993 and 1997
ZONING	Industrial
FLOORS	Two
ELEVATORS	Two passenger including one gurney-sized stretcher elevator
LIGHTING	Indirect fluorescent
ELECTRIC	480-volt, 3-phase
HVAC	Gas-fired roof top units
UTILITIES	Electric: Eversource Energy Gas: KeySpan Water/Sewer: Municipal
PARKING	375 spaces (5.0/1,000 SF)
CONSTRUCTION	Steel frame with concrete block and insulated panel siding and rubber membrane over insulated metal deck roof
SPRINKLER	Wet system throughout
TELECOM	Verizon, Fairpoint and Comcast provide service to the building including Fiber. Fiber optic service by other major carriers on the street. An underground conduit to the utility pole exists to expedite installation. The building has CAT6 wiring throughout.
LOCATION	Located less than one hour from Boston and just 12 miles from the Boston • Manchester Regional Airport





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