

OFFICE/R&D FOR LEASE

11 CONTINENTAL BOULEVARD

MERRIMACK, NEW HAMPSHIRE

ERZ Tax Credits Available



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS



11 Continental Boulevard in Merrimack, NH is a two-story $\pm 72,208$ -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 Manchester•Boston 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
- $\pm 13,081$ SF suite has full back-up capability via a 275kW generator
- 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 childcare services



PROPERTY HIGHLIGHTS

TOTAL SIZE	Two-story 72,208 SF office building with expansion potential
AVAILABLE 2ND FLOOR SUITES	610 SF (computer lab & conference room) 3,500 SF (divisible to $\pm 1,500$ SF) $\pm 13,081$ SF (divisible to $\pm 7,500$ SF) served by a 275kW generator
SITE	± 7.5 acres
YEAR BUILT	1989, 1993 and 1997
ZONING	located in an Economic Revitalization Zone with tax credits available.
ELEVATORS	Two passenger including one gurney-sized stretcher elevator
LIGHTING	Indirect fluorescent
ELECTRIC	(2) 1200 Amp, 277/480 volt, 3-phase, 4-wire services
HVAC	Gas-fired roof top units
UTILITIES	Electric: Eversource Energy Gas: KeySpan Water/Sewer: Municipal
GENERATOR	$\pm 13,081$ SF suite has full back-up capability via a 275kW generator.
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 Manchester•Boston Regional Airport





Anheuser-Busch

BAE SYSTEMS



EXIT 7

ROUTE 101A / AMHERST STREET RETAIL AREA

AMHERST ST.

AMHERST ST.

EXIT 8 HOTELS

EXIT 8

HENRY A BURQUE HWY.

3

CONCORD ST.

F.E. EVERETT TURNPIKE

DANIEL WEBSTER HWY.



EXIT 10

MERRIMACK PREMIUM OUTLETS
A SHOPPING CENTER

Elbit Systems



11 CONTINENTAL
BOULEVARD

EXIT 11

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TRAVEL TIME

<2 minutes to the F.E. Everett Turnpike

10 minutes to I-293

15 minutes to Manchester

50 minutes to Boston

AERIAL MAP

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