



# Lebanon Property Management Inc.

## EXECUTIVE SUMMARY

Please **contact us** to schedule a showing & for additional information

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### Airport Trade Center

24 Airport Road

West Lebanon, NH 03784



Exterior View from Airport Road

- Available Now, Suite 301: 3,500 square feet of Class A office space, currently arranged to include 8 private offices, 2 executive corner offices, 2-4 associate workstations, reception area, secure filing room, kitchenette with appliances, and fine finishes throughout. This unit may be subdivided into two 1,750 square foot units. Fit up options are available.
- Available November 1, 2010: 5,650 square feet of Class A office space, currently arranged to include 11 private offices, 2 executive corner offices, 4 administrative workstations, 1 large conference room, 1 small conference room, 3 single stall restrooms, and employee lounge/kitchenette complete with water cooler, dishwasher, and appliances. Fine finishes throughout. Fit up options are available.
- Both units may be combined to create over 9,000 square feet of space. Units are already connected by two staircases and an elevator.

### Property Information:

**Total Area:** 21,211 square feet

**No. Floors:** Four

**CAM Rate:** \$8.50 per square foot

**Traffic Count:** 39,000 vehicles per day at I-89 Exit 20 / 14,000 vehicles per day at Route 12A

### Property Amenities:

Executive lobby

Elevator service

Mail room, UPS drop box

Free, lighted onsite parking lot

Handicap accessible restrooms on each floor

Pylon Signage

Telecomm T-1 lines and high speed internet connections

**Lebanon Property Management - Commercial Real Estate**

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**[www.LebanonPropertyManagement.com](http://www.LebanonPropertyManagement.com)**

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