

For Lease

Highly Visible Office Suite

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Colliers

210 Commerce Way, Suite 350
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120 Washington Street Rochester, NH

Property Highlights

- One office suite is available for lease in a 3-story professional office building with great roadside signage
- Suite 203 is 1,201± SF on the 2nd floor and consists of 3 private offices, a conference room, 2 cubicle style built-ins, and a kitchen
- Building is well-maintained with excellent natural light and ample on-site parking
- Join these tenants: Adult & Pediatric Dermatology; Becket Family Services; Edward Jones; Fastest Labs; Granite Discovery; Illuminate NE, LLC; Novella Infusion Rochester; Options for Women; OneMain Financial; United Insurance; and Word Radio
- Conveniently located off Exit 13, Route 16

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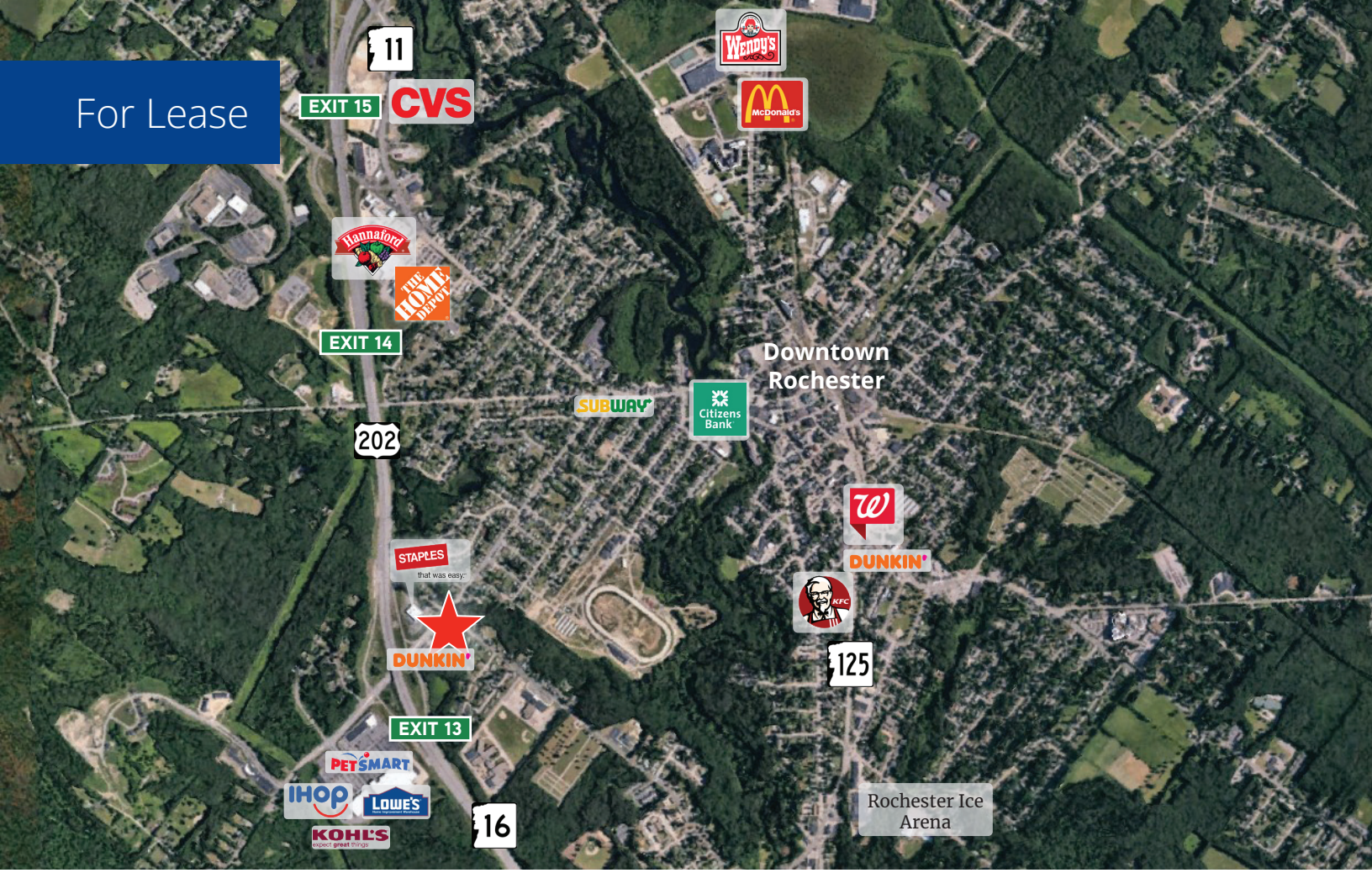

Specifications

Address:	120 Washington Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	2013
Available SF:	Suite 203: 1,201±
Floors:	3
Acreage:	1.68±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Highway C
Parking:	Ample on-site
Elevator:	Yes
2026 NNN Expenses:	$6.23 PSF
Accessibility:	Conveniently located off of Exit 13, Route 16
Lease Rate:	$15.00 NNN





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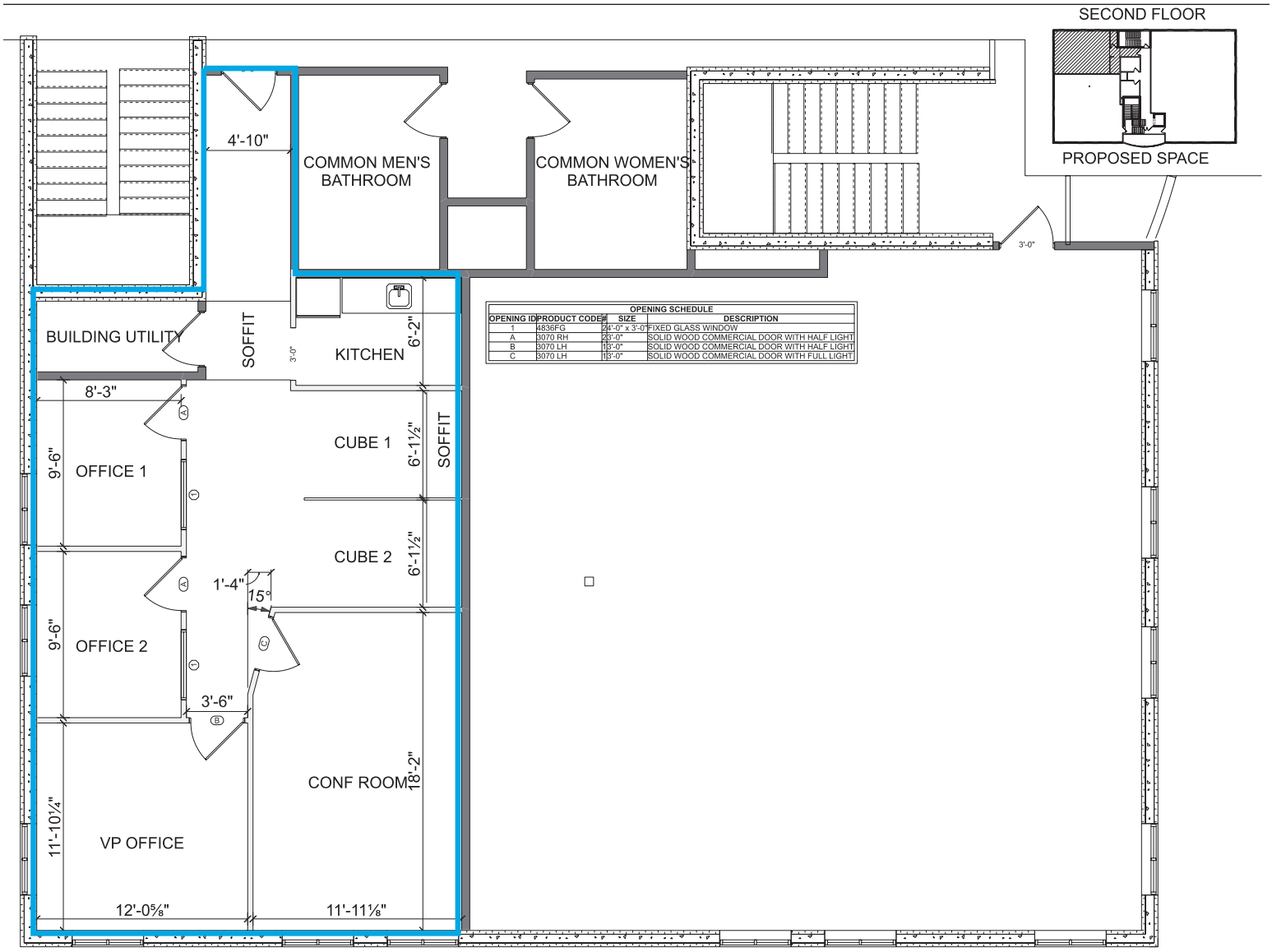
Suite 203 Floor Plan



OPENING SCHEDULE

OPENING ID	PRODUCT CODE	SIZE	DESCRIPTION
1	4836FG	24'-0" x 3'-0"	FIXED GLASS WINDOW
A	3070 RH	2'3'-0"	SOLID WOOD COMMERCIAL DOOR WITH HALF LIGHT
B	3070 LH	1'3'-0"	SOLID WOOD COMMERCIAL DOOR WITH HALF LIGHT
C	3070 LH	1'3'-0"	SOLID WOOD COMMERCIAL DOOR WITH FULL LIGHT

GROEN CONSTRUCTION
120 WASHINGTON STREET SUITE 302
ROCHESTER, NH 03867 ~ TEL: (603)332-6551

SCALE: 3/8"=1' (24X36)	REVISION		A1
SCALE: 3/16"=1' (12X18)	REV1 2025-04-25		
DRAWN BY: JMG			
DATE: APRIL 25, 2025			
DRAWINGS			

120 WASHINGTON STREET - SUITE 203

Available Space