



FOR SALE - Medical Office/R&D Facility in Laconia, NH



Confidential Offering

Contact:

Michael Urbanski
212-929-5414 x202

MUrbanski@noyackmedical.com

6 West 20th Street, 5th Floor NYC, NY 10011 t: (212) 929-5414 f: (212) 929-6220

www.noyackmedical.com

**Accellent, Inc. Medical Office/R&D
45 Lexington Drive Laconia, NH**

Overview

Net Rentable Area.....	41,220sf
Land Area.....	+/- 5.0 Acres
Number of Floors.....	One (1)
Building Completed.....	2000/2003
Occupancy.....	100%
Parking.....	2.3 Spaces/1000 or 96 spaces
2011 NOI.....	\$590,283
CAM's.....	Tenants Reimburse 100% of CAM's

Offered for Sale at \$7,590,000

The property is leased to a single-tenant with \$500 million per annum sales and outstanding credit. Lease includes full corporate guarantee, and is an absolute NNN lease.

Current lease expires in July, 2018. There are two 5-year options thereafter.

Assumable financing in place:

Current balance is approximately \$4,333,000

Interest rate fixed at 5.63%

Balloon payment due in September 2020