

8 JENKINS COURT - OFFICE SPACE

8 Jenkins Court, Durham, NH 03824



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	300 - 3,800 SF
LEASE RATE:	\$12.00 - 17.50 SF/yr (NNN)
LOT SIZE:	0.21 Acres
BUILDING SIZE:	24,665
ZONING:	CB

PROPERTY OVERVIEW

4th floor office space in the heart of Downtown Durham. This college town is the largest community on the seacoast for 9 months out of the year. This building is not even 5 years old and is within a 5 min walking distance of over 2,000 off campus students and half of the on campus dormitories, which total is almost 10,000 students. Small spaces are difficult to find downtown Durham so this is one of the best spots available in the market. If you need small retail space that is easily accessible, look no further.

PROPERTY HIGHLIGHTS

- Easy walking distance to UNH campus
- Central heating and cooling system
- Heavy traffic count with daily count of 11,000 and pedestrian count
- Elevator and reception area for office space

KELLER WILLIAMS COASTAL REALTY
603.610.8500
750 Lafayette Rd.,
Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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Each Office Independently Owned and Operated kwclcg.com

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RETAIL FOR LEASE

8 JENKINS COURT - OFFICE UNIT 403

8 Jenkins Court, Durham, NH 03824



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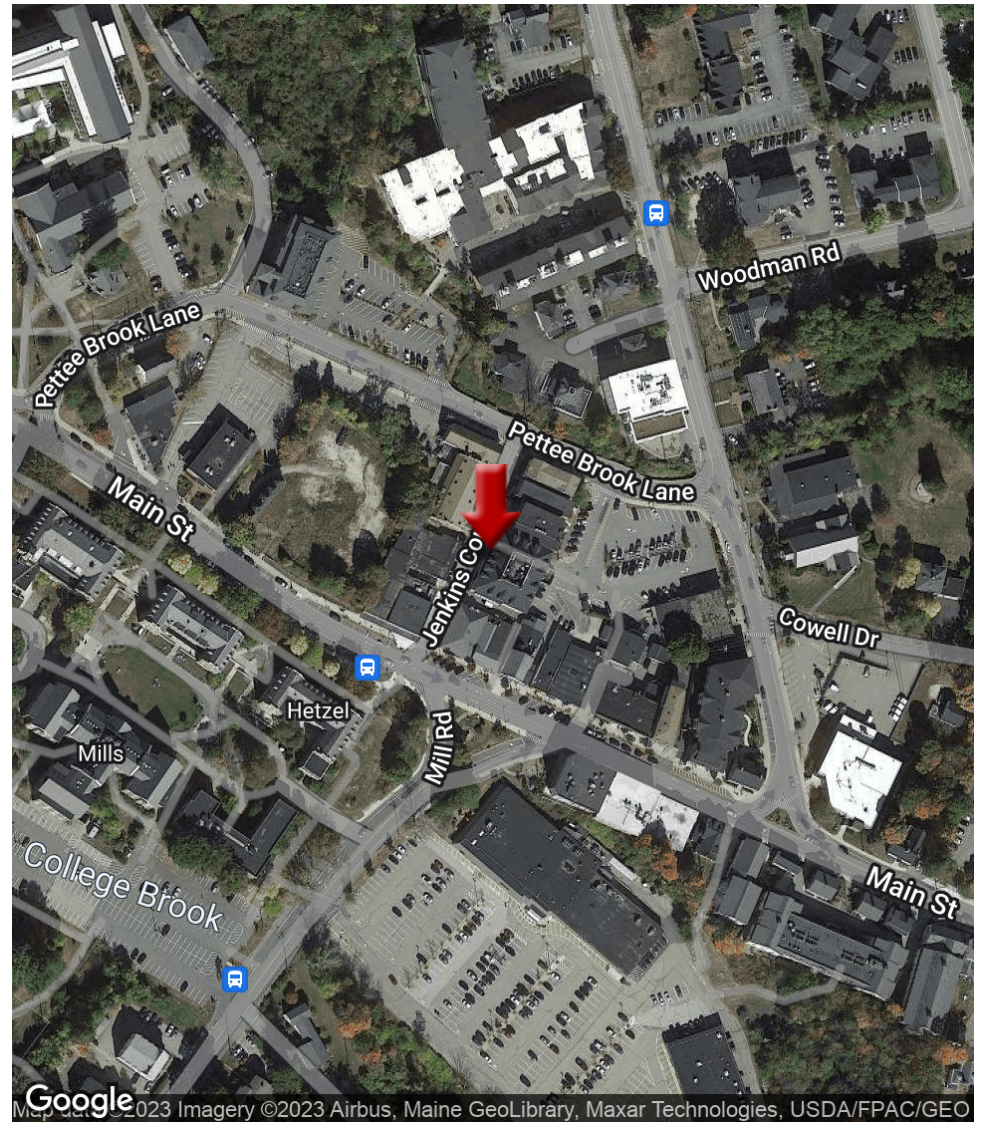
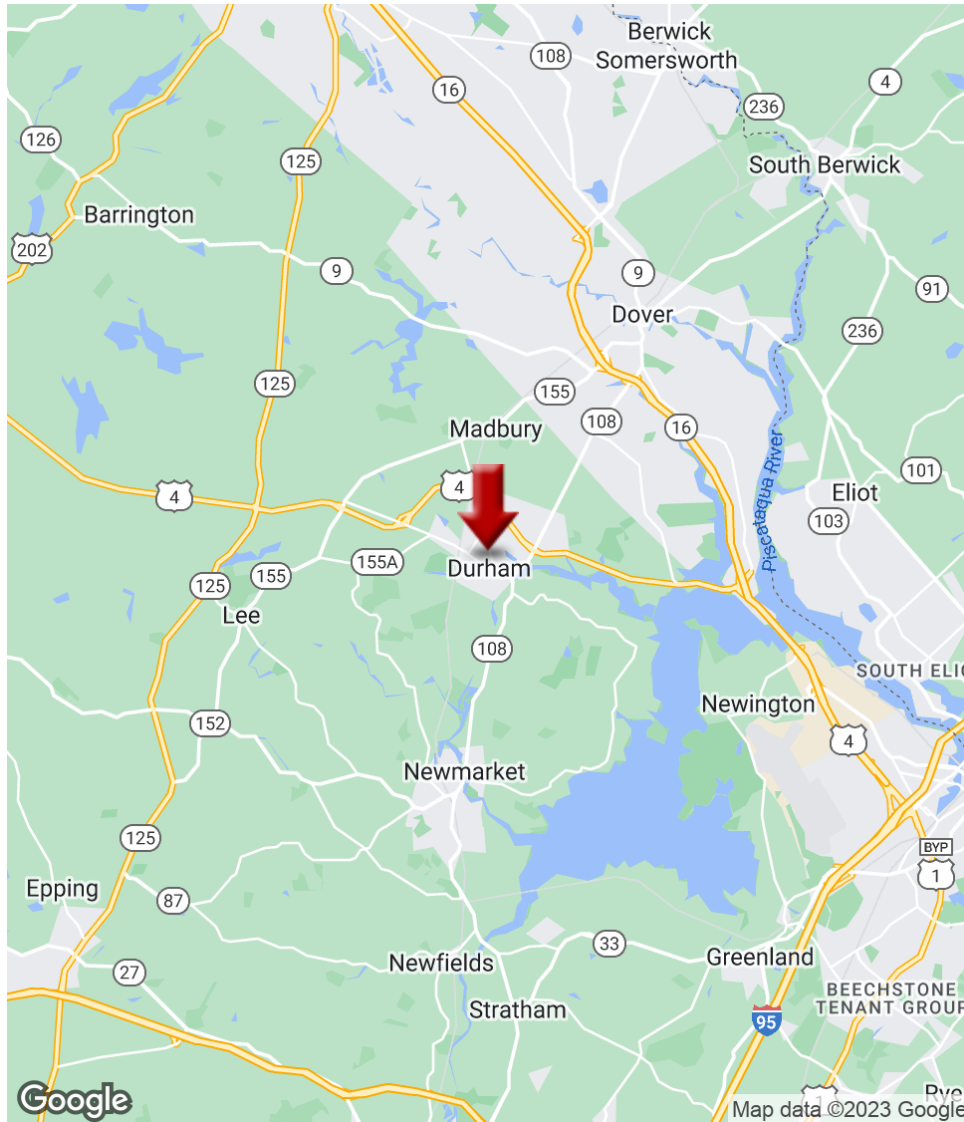
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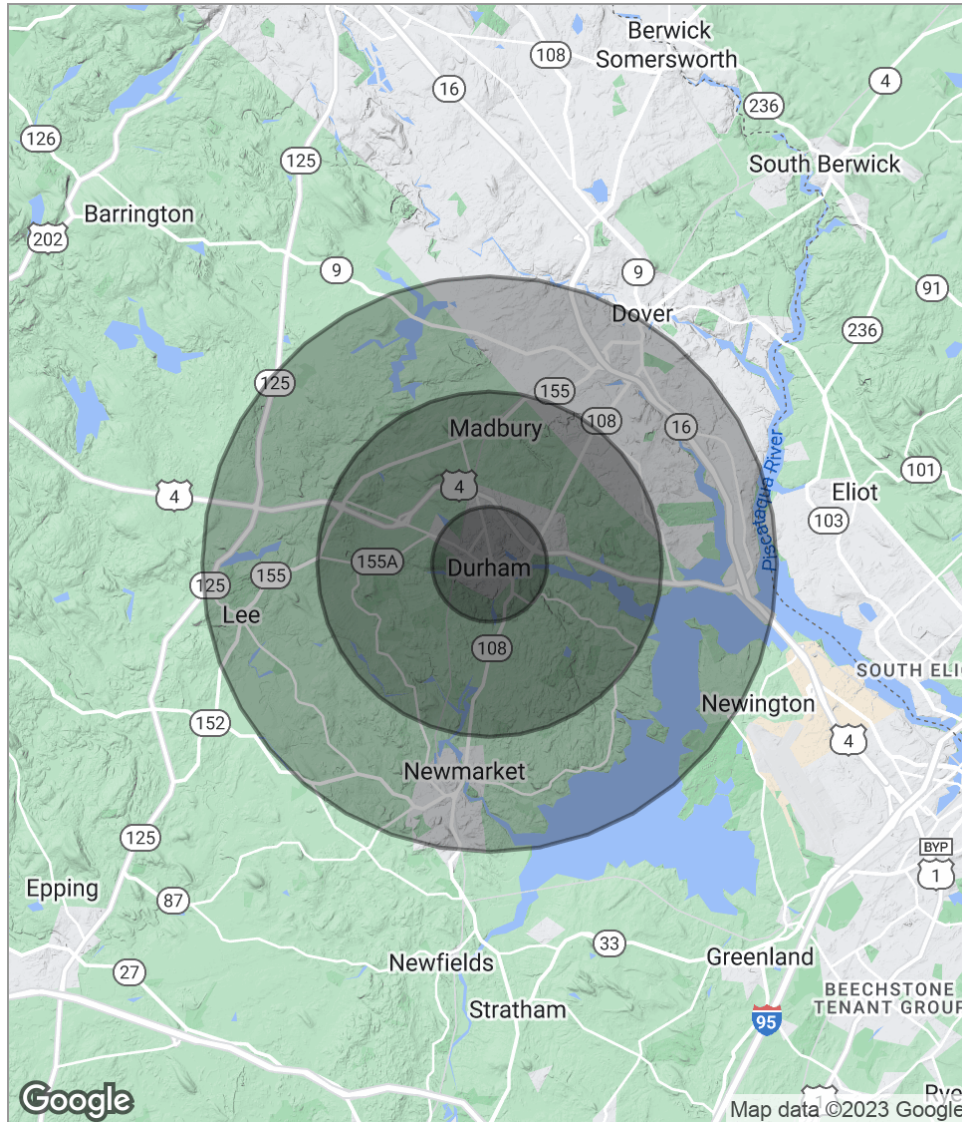
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,700	18,638	42,111
Median Age	22.2	25.6	32.7
Median Age (Male)	23.5	26.7	32.5
Median Age (Female)	20.9	24.4	32.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,072	4,529	14,288
# Of Persons Per HH	4.4	4.1	2.9
Average HH Income	\$70,777	\$84,517	\$83,311
Average House Value	\$383,386	\$394,864	\$366,817

* Demographic data derived from 2020 ACS - US Census

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	300 - 3,800 SF	Lease Rate:	\$12.00 - \$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 403	Available	300 SF	NNN	\$12.00 SF/yr	Found in the downtown, this recently renovated office would be perfect for a small office space tenant.

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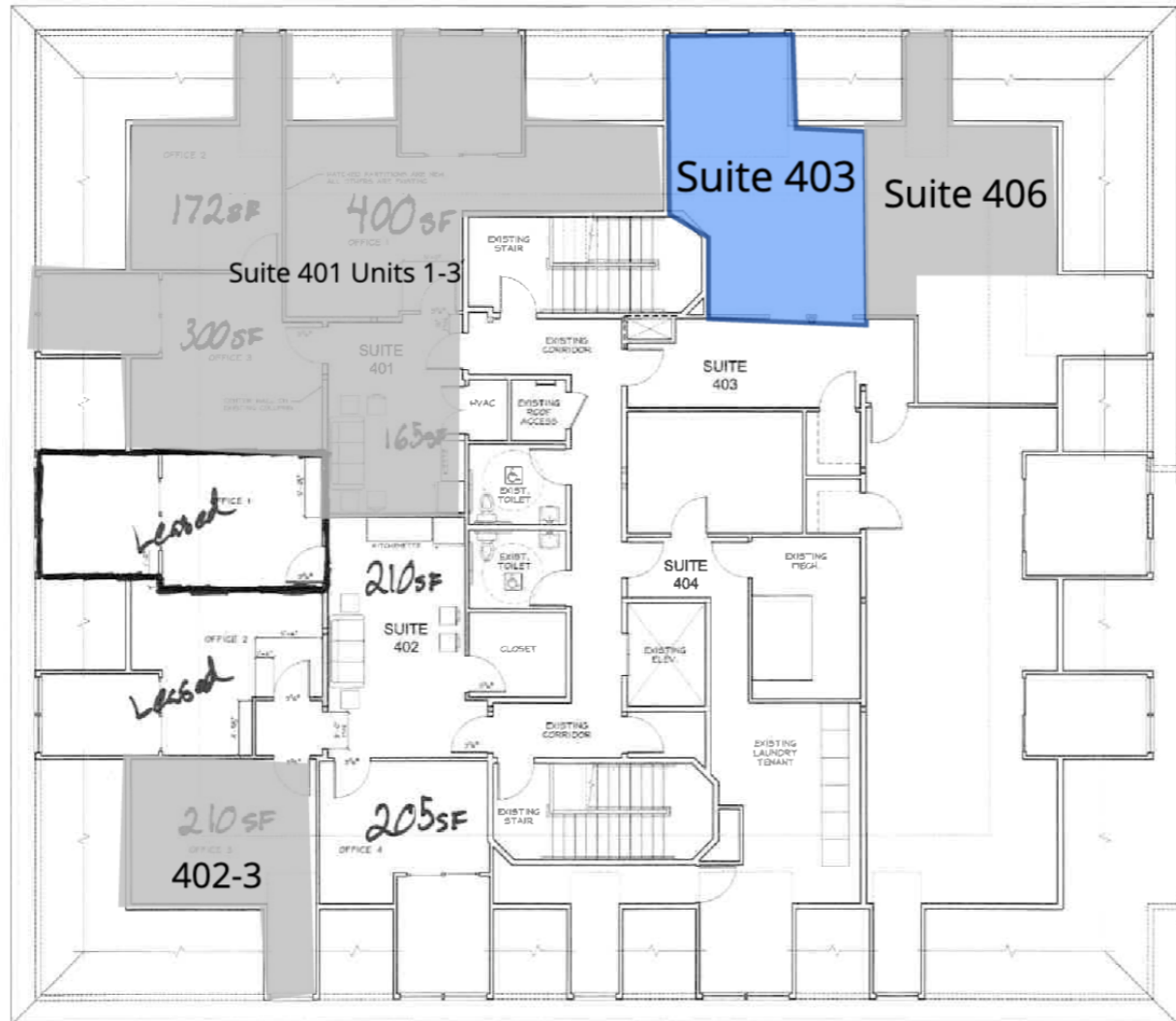
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8 JENKINS COURT - RESTAURANT SPACE

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