OFFICE SUITES & STORAGE UNITS 400 BEDFORD STREET MANCHESTER, NH



HIGHLIGHTS

CLOSE TO INTERSTATE

CLOSE TO VERIZON CENTER

AMPLE PARKING

STATE OF THE ART SECURITY SYSTEM

FIRE SUPPRESSION SYSTEM

FRIEGHT ELEVATORS



FOR A COMPLETE PACKAGE CONTACT:

STEVE MAZARAKIS or (603) 472-1529 smazarakis@pruverani.com BOB LAWSON (603) 254-6448 <u>blawson@pruverani.com</u>

FOR ALL OF YOUR COMMERCIAL REAL ESTATE NEEDS

INTERIOR PHOTOS UNIT 104



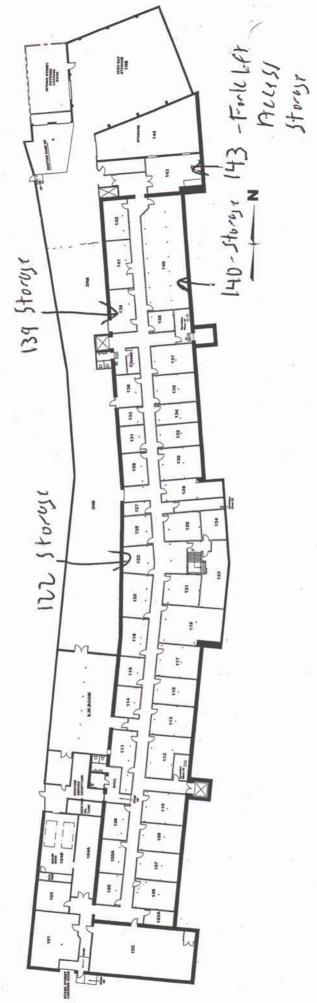
New Heating System



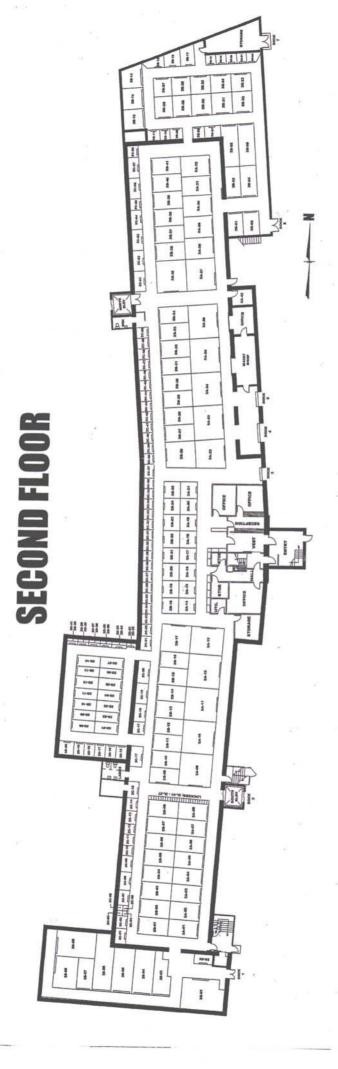
Sandblasted Brick

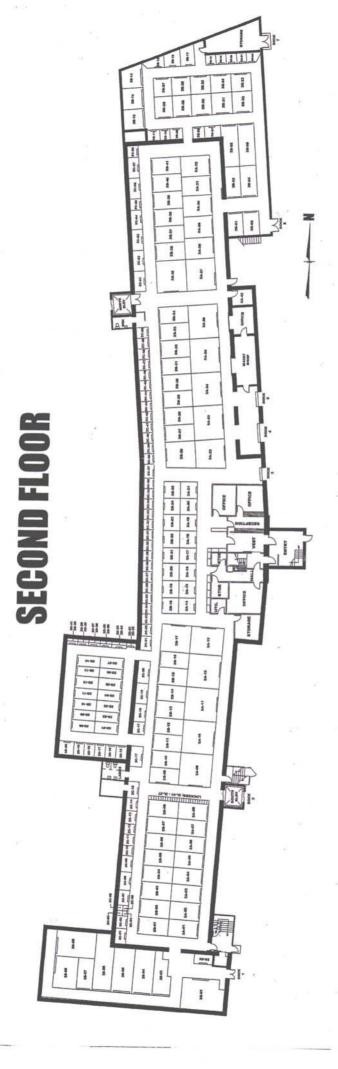


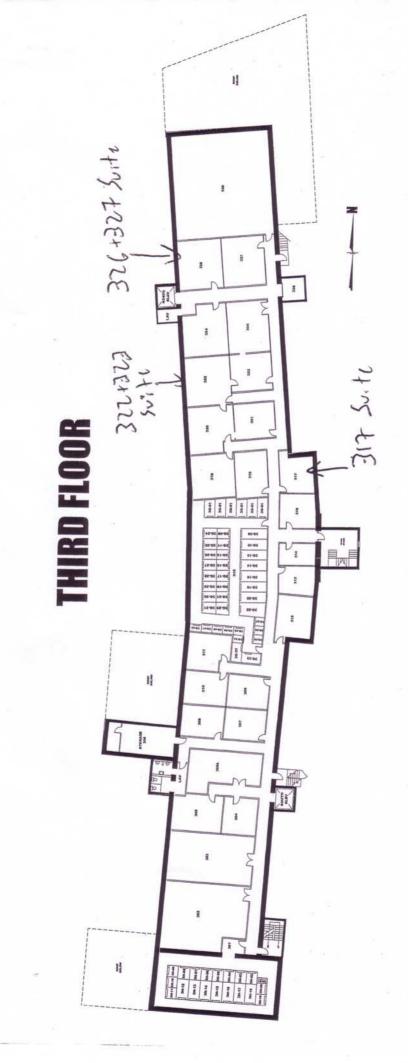
Sandblasted Ceiling

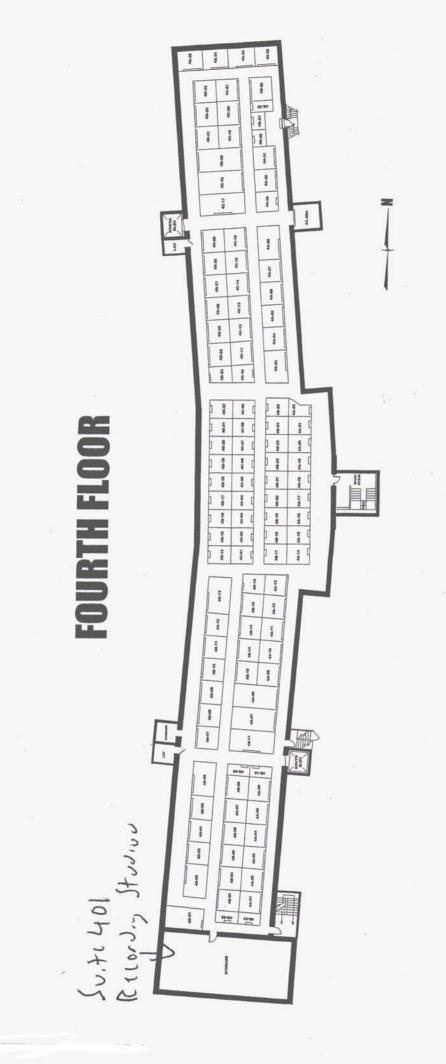


FIRST FLOOR

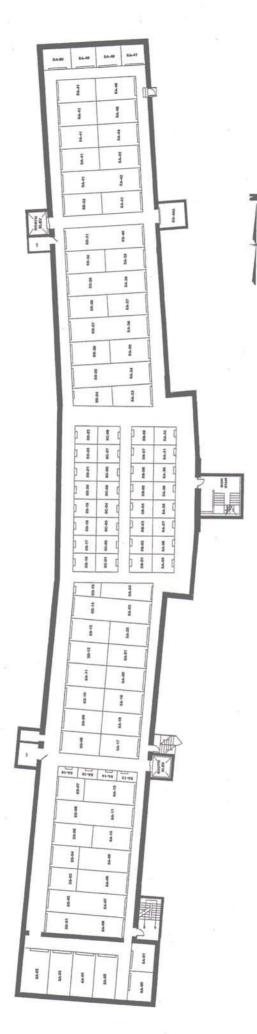


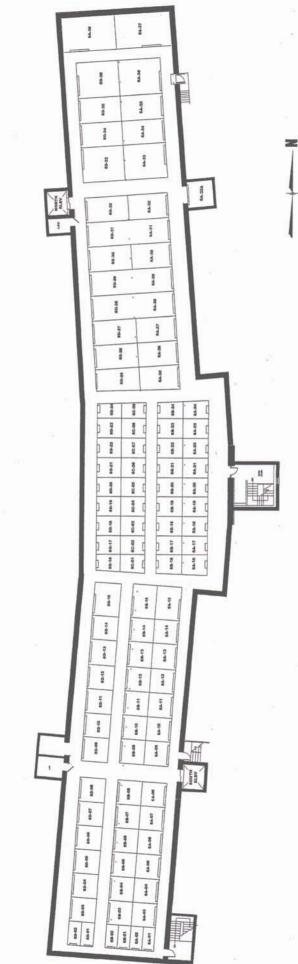






FIFTH FLOOR





SIXTH FLOOR

MORGAN STORAGE 400 Bedford Street Manchester, NH VIA EMAIL; <u>smazarakis@pruverani.com</u> & blawson@pruverani.com

VACANT UNITS Revised Feb 5, 2007 (Replaces Jan 2007)

Located in Mill Yard Self storage/Office/Small shop/Hobbyists Digital Surveillance Electronic Card Entry ADT Security Unassigned parking

MONTHLY RATES (Gross Unless Specified)

Suite 328 (327)

990 sq'3rd floor Office w/ attached storage room 3 windows \$750 plus electric

Suite 317 (323)

740 sq' 3rd floor Office \$750 plus electric

<u>Unit 140</u>

1416 sq' 1st floor Shop/storage/concrete floor/no windows Next to loading dock \$850 plus electric

Unit SW01

210 sq' 1st floor Office/rehearsal/no windows/gas heat All new construction \$375.00 Available 30 days

Unit SW03

240 sq' 1st floor Office/rehearsal/no windows/gas heat All new construction \$375.00 Available 30 days

Unit SW04

285 sq' 1st floor Office/rehearsal/2 windows/gas heat All new construction \$550.00 Available 30 days

Unit SW05

528 sq' 1st floor Office/rehearsal/2 windows/gas heat All new construction \$450 Available 30 days

Unit 104

988 sq' 1st floor office/retail/computer sandblasted brick & ceiling 4 new prime windows \$950 plus electric

AUTO/RV/INSIDE STORAGE

\$105/Month Call for availability

Other units

200 sq' to 400 sq' 1st & 3rd floors Rehearsal/shop/photography/storage Drywall/electric/12 high ceilings Windows with some units \$250-\$350

DISCLOSED DUAL AGENCY AGREEMENT

(To Be Signed By Buyer Before Offer Is Signed and To Be Signed By Seller Before Offer Is Reviewed)

This Agreement is entered into by	Buyer(s),
and heroty Hilving	Seller(s), and
PULLY VYCYT	Agency and is specific to the property owned by the Seller at
	Property Buyer

and Seller agree that the **Agency** shall act as both the Buyer's Agent and Seller's Agent, in dual representation, in the sale of the Seller's property to the Buyer.

A disclosed dual agent is a licensee who, with the informed written consent of Seller and Buyer, is acting legally as an agent for both Seller and Buyer. As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party.

The disclosed dual agent agrees to:

- Perform all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.
- Present in a timely manner all offers or agreements to and from the parties concerning the property listed above.
- Account in a timely manner, during and upon termination, expiration, completion, or performance of the brokerage agreement for all money and property received in which the parties have or may have an interest.
- Inform the parties of the laws and rules regarding real estate condition disclosures, i.e. material defects, lead paint, etc.
- Preserve the confidential information received from the parties that is acquired during the written disclosed dual
 agency relationship, or from any prior brokerage agreement. This obligation continues beyond the termination,
 expiration, completion, or performance of the fiduciary relationship. Confidentiality shall be maintained unless
 written consent is granted or if otherwise required by law.

A disclosed dual agent may not disclose:

- To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller;
- To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless
 otherwise instructed in writing by the Buyer;
- The motivation of any party for selling, buying, or leasing a property, unless instructed in writing by the respective party;
- That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

Buyers and Sellers agree that:

- They have the responsibility of making their own decisions as to what terms are to be included in the brokerage
 agreement because of the Agency's dual agent relationship.
- They have the right to seek independent legal counsel in order to assist them with this transaction.
- This document does not replace those documents signed earlier, i.e. the <u>Buyer Agency Agreement</u> signed by the Buyer on ______, 20___, and the <u>Listing Agreement</u> signed by the Seller on ______, 20____, 20____, However, in any areas where this document contradicts or conflicts with those documents, this <u>Dual Agency</u>

Agreement shall supersede. Buve

hallmay Mgs Date

Date

Buyer	Date	Seller Frydickel Vyras
Agency By:	÷	Agency By:
Agent	Date	Agent

Date

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STANDARD FORM

PRE-1978 HOUSING

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

closure (initial)
Presence of lead-based paint and/or lead-based hazards (check one below):
Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
Records and Reports available to the purchaser (check one below):
Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):
Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Acknowledgment (initial)
Purchaser has received copies of all information listed above. Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home." Purchaser has (check one below):
Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint hazards; or
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
nowledgment (initial)
Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy and acknowledgment of Receipt

1

The following parties acknowledge receipt of the Lead Paint Disclosure for pre-1978 housing, have reviewed the information above concerning lead paint and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

seller May-	Date AUG 24 D Gurchaser	Date	1	1
Seller /	Date / / Purchaser	Date	1	1
Agent M	Date / 1/2/00 Agent	Date	1	1

To order call: Granite State South Board of REALTORS, Inc. 603-893-5313



STANDARD FORM SELLER AGENCY DISCLOSURE



Rea 701.01 of the NH Real Estate Commission Administrative Rules requires a Real Estate licensee to provide all prospective purchaser(s) with the following written disclosures:

ALL BROKER(S)/SALESPERSON(S) REPRESENT THE SELLER(S), NOT THE BUYER(S), IN THE MARKETING, NEGOTIATING AND SALE OF PROPERTY, UNLESS OTHERWISE DISCLOSED IN WRITING.

HOWEVER, THE BROKER(S) AND SALESPERSON(S) HAVE AN ETHICAL AND LEGAL OBLIGATION TO TREAT ALL PARTIES TO A TRANSACTION HONESTLY.

Notification provided by Signature of censee ofly

I have received a copy of this notification and disclosure.

UDENTIAl Veren Malt

Name of Agency

Signature of Prospective Purchaser

Date

Date

Signature of Prospective Purchaser

Date

GSABR 5/93

White copy to Purchaser

Yellow copy to Seller's Agency