



The Busiel Mill - One Mill Plaza

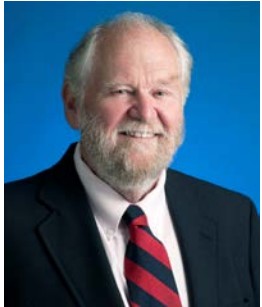
Laconia, New Hampshire 03246



Lease Space Available

First Floor Unit	1,200+-Sq. Ft. Office Suite
Zoning:	Downtown Riverfront
Utilities:	Public Water and Public Sewer
Heat/Air:	Forced Hot Water/Oil
Traffic Count:	7,700+- Cars Per Day

Offered at \$2,000/Month Gross*



Warren Clement
Sales Associate
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603-520-7650

wclement@weekscommercial.com

*Fully gross lease with the exception of telecommunications. Lessor is responsible for payment of utilities, taxes, trash & snow removal, CAM charges, landscaping & janitorial services.
Conference rooms and kitchen are common to all tenants at no additional charge.

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One Mill Plaza, Laconia, NH

Weeks Commercial is pleased to present this outstanding lease opportunity.

This historic building has been recently and authentically restored into one of the premiere office buildings in the Lakes Region. Situated in downtown Laconia overlooking the Winnepesaukee River, the building offers its tenants comfort and convenience in a truly unique atmosphere. Lease includes ample paved parking, handicap access, use of conference rooms, a lunch room with full kitchen, and the use of an award winning patio on the river. The building is the culmination of many years of restoration efforts.

The building has a total of 12,364 square feet of finished space. Current tenants include a law office, an architect, a CPA, and more. Conference rooms and a full kitchen are common to all tenants at no additional charge.

Available office space includes the following:

First Floor Level – 1,200+-square foot suite with three private offices, reception area, breakroom and work space.



Property Information

<u>SITE DATA</u>	
Zoning	Downtown Riverfront
Traffic Count	7,700+- Cars Per Day
Elevators	1
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Forced Hot Water/Oil
Electrical	Included
Water/Well	Public Water
Sewer/Septic	Public Sewer

<u>TAX DATA</u>	
Taxes	\$19,087
Tax Year	2017
Tax Map/Lot No.	Map 432, Block 161, Lot 36
Current Tax Rate/1000	\$21.03
Land Assessment	\$68,900
Building Assessment	\$838,700
Total Assessed Value	\$907,600

<u>PROPERTY DATA</u>	
Lot Size	0.25 Acre
Parking Spaces	Ample Paved Parking
Space Available	1,200+- SF 1 st Floor Suite
Number of Units Available	1
Number of Floors	3 3/4

<u>CONSTRUCTION</u>	
Exterior	Brick/Masonry
Roof Type/Age	Asphalt/Fiberglass
Foundation	Poured Concrete
Year Built	1853/Recently Restored

<u>LAND DATA</u>	
Easements	See Deed
Topography	Level

<u>OTHER DATA</u>	
Deed Reference	Deed Book 564, Page 409

FIRST FLOOR SUITE

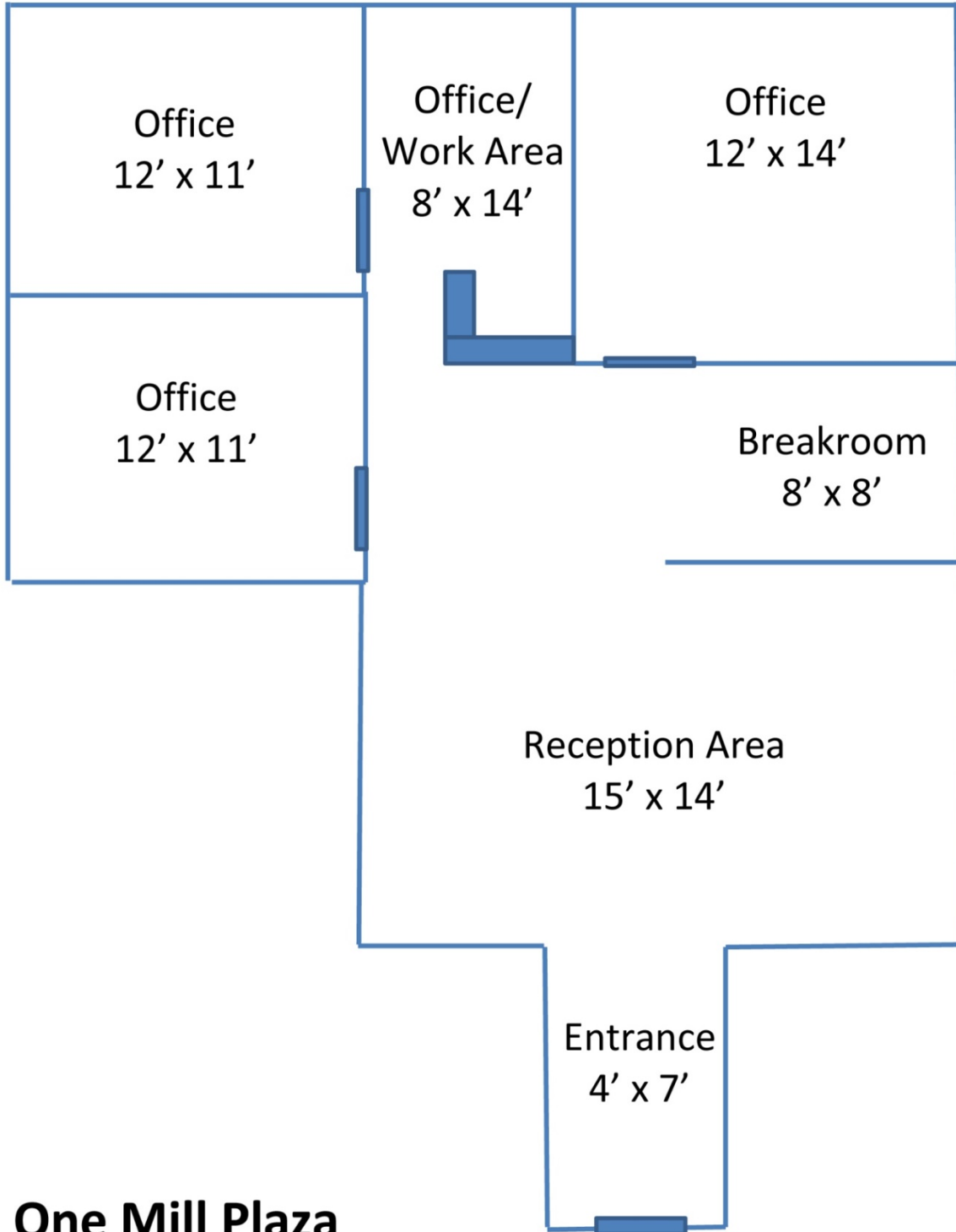


SHARED CONFERENCE ROOMS AND KITCHEN



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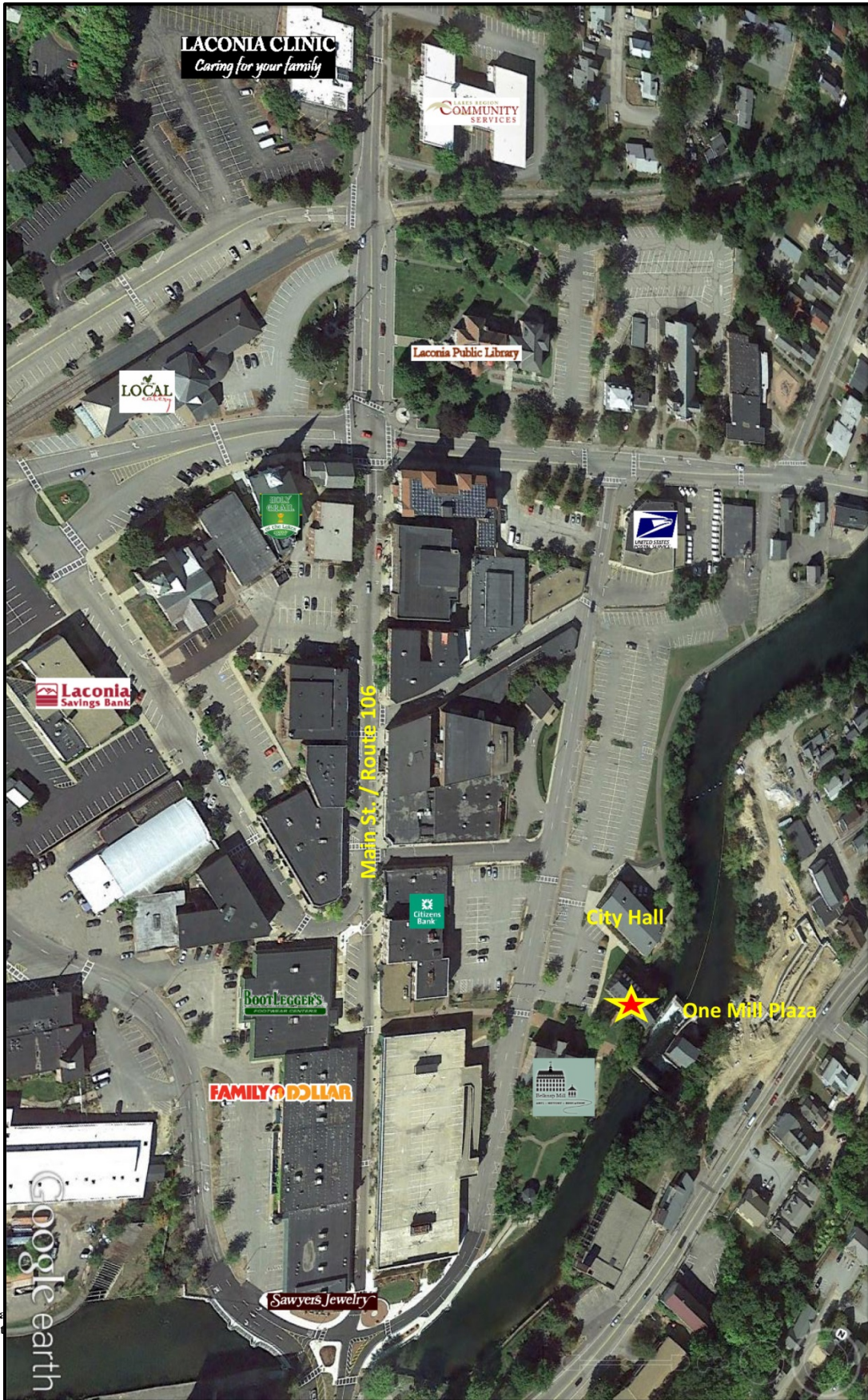
Floor Plan



One Mill Plaza
1,200 SF 1st Floor

*Not Drawn to Scale
**Measurements were rounded

Google Earth Map



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or or mistake. Therefore,

Permitted Uses

ZONING

235 Attachment 2

City of Laconia Table I

Table of Permitted Uses

[Amended 12-8-1997 by Ord. No. 12.97.12; 10-26-1998 by Ord. No. 08.98.08; 5-22-2000 by Ord. No. 05.2000.05; 8-13-2001 by Ord. No. 05.2001.05; 10-22-2007 by Ord. No. 13.2007.13; 1-28-2008 by Ord. No. 01.2008.01; 3-9-2015 by Ord. No. 01.2015.01 by Ord. No. 2017-235-04 by Ord. No. 2017-235-05]

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL USES	P	CR	DR	BC	C	BCI	IP	I	AI
C	C	C	C	C	C	Cluster subdivision - conventional housing	N	C	P	N	N	N	N	N	N
N	N	N	N	N	N	Combined dwelling unit(s)/business(es)	P	P	P	P	P	P	N	N	N
C	C	C	C	N	N	Manufactured housing park	N	N	N	N	N	N	N	N	N
P	P	P	P	P	P	Manufactured housing as emergency housing	P	N	N	P	P	P	P	P	P
C	C	C	C	N	N	Manufactured subdivision	N	N	N	N	N	N	N	N	N
N	N	N	E	E	P	Multifamily dwelling	E	P	P	E	N	E	N	N	N
P	P	P	P	P	P	Single-family	P	P	P	P	P	P	N	N	N
N	N	N	P	P	P	Two-family dwelling	P	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	E	E	Accessory Dwelling Unit	E	C	E	E	E	E	N	N	N
P	P	P	P	P	P	Building	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Home occupation	P	P	P	P	P	P	N	N	N
P	P	E	E	N	N	Greenhouse	N	C	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels	N	E	N	E	E	E	N	N	N

P - Permitted, E - Special Exception, C - Conditional Use Permit, N - Not Permitted, * - Special provisions in district, see Article VII.

RR1-Rural Residential 1
RR2-Rural Residential 2
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SFR-Shorefront Residential
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P-Professional
BC-Business Central
BCI-Business Central Industrial
C-Commercial

DR-Downtown Riverfront
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IP-Industrial Park
I-Industrial
AI-Airport Industrial

LACONIA CODE

Table I Table of Permitted Uses City of Laconia

RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL, ACCESSORY USES (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
P	P	P	P	P	P	Outdoor storage	P	P	N	P	P	P	N	N	N
P	P	E	P	P	P	Road side stand	P	P	N	P	P	P	N	N	N
P	P	P	P	P	P	Roomers, less than three	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Shelter, emergency	P	P	N	P	P	P	P	P	P
P	P	P	E	N	N	Stable	N	E	N	N	N	N	N	N	N
P	P	P	P	P	P	Storage of travel trailers, campers, boats	P	E	N	P	P	P	N	N	N
P	P	P	P	P	P	Swimming pool	P	P	P	P	P	P	N	N	N
P	P	P	P	P	P	Yard sales	P	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RESIDENTIAL - SPECIAL SERVICE	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	E	P	E	E	Assisted living facility	E	P	N	E	N	E	N	N	N
C	C	C	C	C	C	Bed-and-breakfast	C	P	P	P	P	P	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house	E	P	E	E	E	E	N	N	N
E	E	E	E	P	P	Dormitory	N	E	C	N	E	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing	P	E	P	E	E	E	N	N	N
N	N	N	N	E	P	Transitional housing	E	N	P	E	N	E	N	N	N

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RR1	RR2	RS	SFR	RG	RA	EDUCATION/CULTURAL USES	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	N	N	Library/museums/gallery	P	P	P	P	P	P	N	N	N
E	E	E	P	P	P	Place of worship, including associated residence	P	P	P	P	P	P	N	N	N
E	E	E	E	E	E	Preschool/kindergarten	P	E	N	N	E	N	E	E	E
E	E	E	E	N	N	School, trade/vocational	P	E	C*	P	P	P	E	E	E
E	E	E	E	P	P	School, college/university/community college	N	E	C	N	E	N	N	N	E
E	E	E	E	P	P	School, elementary/secondary	N	E	N	N	E	N	N	N	E
RR1	RR2	RS	SFR	RG	RA	BUSINESS	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Eating and drinking place	P	P	P	P	P	P	E	E	E
N	N	N	N	N	N	Flea/farmer's market	E	C	P*	P	P	P	N	N	N
E	E	E	P	E	E	Neighborhood store	E	P	P	P	N	P	E	E	E
N	N	N	N	N	N	Retail sales	E	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Sexually oriented business	N	N	N	N	P	N	N	N	N
N	N	N	N	N	N	Shopping center/mall	N	P	P	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	SERVICE	P	CR	DR	BC	C	BCI	IP	I	AI
E	E	E	E	E	E	Artist/craftsman studio	P	P	P	P	P	P	N	N	N
C	C	C	C	C	C	Day care/day nursery	C	C	C	C	C	C	C	C	C
N	N	N	N	N	N	Equipment/appliance repair/service	N	P	N	C	P	C	N	E	E
N	N	N	N	N	N	Financial institution or business office	P	P	P	P	P	P	P	P	P
N	N	N	N	E	E	Funeral establishment - mortuary	P	N	N	P	P	P	N	N	N
N	N	N	N	N	N	Alternative treatment center/cultivation site	N	N	N	N	N	N	C	C	C

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RR1	RR2	RS	SFR	RG	RA	SERVICE (continued)	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Hospital/health care facility	P	P	N	P	P	P	P	P	P
N	N	N	P	N	N	Hotel/motel/inn	E	P	P	P	P	P	N	N	E
N	N	N	N	E	E	Laundromat	P	P	N	P	P	P	P	P	P
N	N	N	N	E	E	Personal service shop	P	P	P	P	P	P	N	N	E
N	N	N	N	N	N	Professional office	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Trades shop/repair	E	E	N	P	P	P	N	N	P
E	E	N	N	N	N	Veterinary/kennel/comm. breeding	E	E	N	P	P	P	N	N	N
RR1	RR2	RS	SFR	RG	RA	RECREATION/SPORTS/ENTERTAINMENT USES	P	CR	DR	BC	C	BCI	IP	I	AI
N	N	N	N	N	N	Amusement arcade	N	P	P*	P	P	P	N	N	E
N	N	N	N	N	N	Amusement park	N	P	N	N	E	N	N	N	N
C	C	C	N	N	N	Arts center	C	P	P	P	P	P	N	N	N
E	E	N	E	N	N	Campground, RV/tent	N	C	N	N	N	N	N	N	N
N	N	E	E	N	N	Conference center	N	P	P	P	P	P	N	N	N
C	C	C	N	N	N	Equestrian stable/center	N	C	N	N	N	N	N	N	N
N	N	N	N	N	N	Indoor recreational facility	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Movie theater, including drive-in	N	P	P*	P	P	P	N	N	N
N	N	N	N	N	N	Nightclub/dance hall	N	P	P	P	P	P	N	N	N

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RECREATION/SPORTS/ENTERTAINMENT USES (continued)							P	CR	DR	BC	C	BCI	IP	I	AI	
RR1	RR2	RS	SFR	RG	RA											
E	E	E	E	N	N	Outdoor recreational facility	N	P	N	E	P	E	P	P	N	
N	N	N	N	N	N	Private club ¹	E	P	P	P	P	P	N	N	N	
¹ [NOTE: Permitted as an accessory use to other permitted uses in this category]																
WATER-RELATED/DEPENDENT USES							P	CR	DR	BC	C	BCI	IP	I	AI	
E	N	N	P	N	N	Commercial beach	N	P	N	N	N	N	N	N	N	
N	N	N	N	N	N	Dry slips	N	C	N	N	C	N	C	P	P	
E	N	N	E	N	N	Marina/yacht club	N	C	C	N	C	C	N	C	N	
N	N	N	N	N	N	Watercraft long term storage	N	C	N	N	C	N	P	P	P	
E	N	N	E	N	N	Marine vehicle sales and service	N	P	C*	E	P	P	N	P	N	
E	N	N	P	N	N	Watercraft launch/rental	N	P	C*	P	P	P	N	P	N	
N	N	N	N	N	N	Watercraft repair/building	N	P	N	N	P	P	P	P	P	

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COMMERCIAL AND INDUSTRIAL							P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	N	N	N	N	Commercial printing/photographic processing	N	E	N	P	P	P	P	P	P	
N	N	N	N	N	N	Dry cleaning establishment	N	N	N	P	P	P	P	P	P	
N	N	N	N	N	N	Fuel, wholesale/bulk storage and sales	N	N	N	E	E	E	P	P	P	
N	N	N	N	N	N	Indoor storage, self-service	E	N	N	P	P	P	P	P	P	
N	N	N	N	N	N	Lumber yard/construction yard	N	N	N	E	E	E	P	P	N	
N	N	N	N	N	N	Manufacturing	N	N	N	N	N	P	P	P	P	
N	N	N	N	N	N	Packaging and processing	N	N	N	E	P	P	P	P	P	
N	N	N	N	N	N	Product assembly/testing	N	N	N	E	P	P	P	P	P	
N	N	N	N	N	N	Research and development	E*	N	P*	E*	P*	P*	P	P	P	
N	N	N	N	N	N	Warehouse	N	N	N	C	C	P	P	P	P	
N	N	N	N	N	N	Wholesale distribution center	N	N	N	C	C	P	P	P	P	
TRANSPORTATION							P	CR	DR	BC	C	BCI	IP	I	AI	
E	E	N	N	N	N	Airport/heliport	N	N	N	N	E	P	E	E	N	
N	N	N	N	N	N	Car wash/detailing	N	E	N	N	P	P	N	N	N	
N	N	N	E	N	N	Commercial parking garage or lot	E	P	C*	P	P	P	E	E	E	
N	N	N	N	N	N	Salt storage shed	N	E	N	E	E	P	P	P	P	
N	N	N	N	N	N	Taxi service	N	P	P	P	P	P	P	P	P	
E	E	E	E	E	E	Transit station	P	P	C	P	P	P	P	P	P	
N	N	N	N	N	N	Truck Rental Establishment	P	N	P	P	P	P	P	P	P	

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ZONING

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RR1	RR2	RS	SFR	RG	RA	TRANSPORTATION (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	N	N	N	N	Truck terminal						N	N	N	N	E	P	P	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service						N	N	N	N	P	P	N	N	E	E
N	N	N	N	N	N	Vehicle major service						N	N	N	N	P	P	P	P	N	E
N	N	N	N	N	N	Vehicle fueling center/light service						N	C	N	C	C	P	N	N	N	N
N	N	N	N	N	N	Vehicle Rental Establishment						P	N	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Vehicle salvage yard/wrecking						N	N	N	N	N	P	E	E	E	E
N	N	N	N	N	N	Vehicle storage, long-term						N	N	N	N	E	P	E	E	E	E
RR1	RR2	RS	SFR	RG	RA	GOVERNMENTAL AND PUBLIC SERVICES						P	CR	DR	BC	C	BCI	IP	I	AI	
E	E	E	N	N	N	Communications tower						N	E	N	N	N	E	E	E	E	P
C	C	C	C	C	C	Laconia municipal government uses or facilities						C	C	C	C	C	C	C	C	C	C
E	E	E	E	E	E	Power generation facility						E	E	E*	E	P	E	P	P	P	P
E	E	E	E	E	E	Utility						E	E	N	E	P	E	P	P	P	P
RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES						P	CR	DR	BC	C	BCI	IP	I	AI	
P	P	N	N	N	N	Agriculture, including livestock						N	E	N	N	N	N	N	N	N	P
P	P	N	N	N	N	Agriculture/greenhouse, excluding livestock						N	C	N	N	N	N	P	P	P	P
E	E	E	E	E	E	Cemetery						E	E	N	N	N	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill						N	N	N	N	N	N	N	N	E	E

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RR1	RR2	RS	SFR	RG	RA	LAND EXTENSIVE USES (continued)						P	CR	DR	BC	C	BCI	IP	I	AI	
E	N	N	N	N	N	Excavation						N	N	N	N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry						N	P	N	N	N	N	P	P	P	P
N	N	N	N	N	N	Junkyards						N	N	N	N	N	N	N	C	C	C
N	N	N	N	N	N	Landfill/resource recovery facility						N	N	N	N	N	N	N	C	C	C
RR1	RR2	RS	SFR	RG	RA	NONRESIDENTIAL ACCESSORY USES						P	CR	DR	BC	C	BCI	IP	I	AI	
N	N	N	N	N	N	Accessory docks						N	P	P	P	P	P	N	P	N	N
E	E	E	E	E	E	Building						P	P	P	P	P	P	P	P	P	P
P	P	P	P	P	P	Day care/nursery						P	P	P	P	P	P	P	P	P	P
N	N	N	E	N	N	Drive-through						E	P	N	E	P	E	P	P	P	P
N	N	N	N	N	N	Employee amenities						P	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Outdoor storage						N	P	N	P	P	P	P	P	P	P
N	N	N	N	N	N	Retail outlet to industrial use						N	N	N	N	N	P	P	P	P	P
N	N	N	E	N	N	Take-out window						P	P	P	P	P	P	P	P	P	P
N	N	N	N	N	N	Storage containers						N	P*	N	N	P*	N	P*	P*	P*	P*
N	N	N	N	N	N	Storage trailers						N	N	N	N	N	N	P*	P*	P*	P*

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