

7,700+/-
Cars Per Day

Office Suite for Lease

\$800/month

**Tenant pays telecommunications only*

- 240+/- SF
- 1 Office
- Shared Conference Room
- Shared Kitchen
- Shared Bathroom



**WEEKS
COMMERCIAL**

350 Court St., Laconia, NH 03246

www.weekscommercial.com

***One Mill Plaza
Laconia***

Call Warren Clement
Sales Associate

603.528.3388 ext. 306

603.520-7650 (cell)

email: wclément@weekscommercial.com



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One Mill Plaza

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 13,500 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 – 240+-square foot suite with one private office. Shared conference room, kitchen and bathroom.



Shared Space

*Break Room /
Meeting Room*



Conference Room



Kitchen Area



Property Details

<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

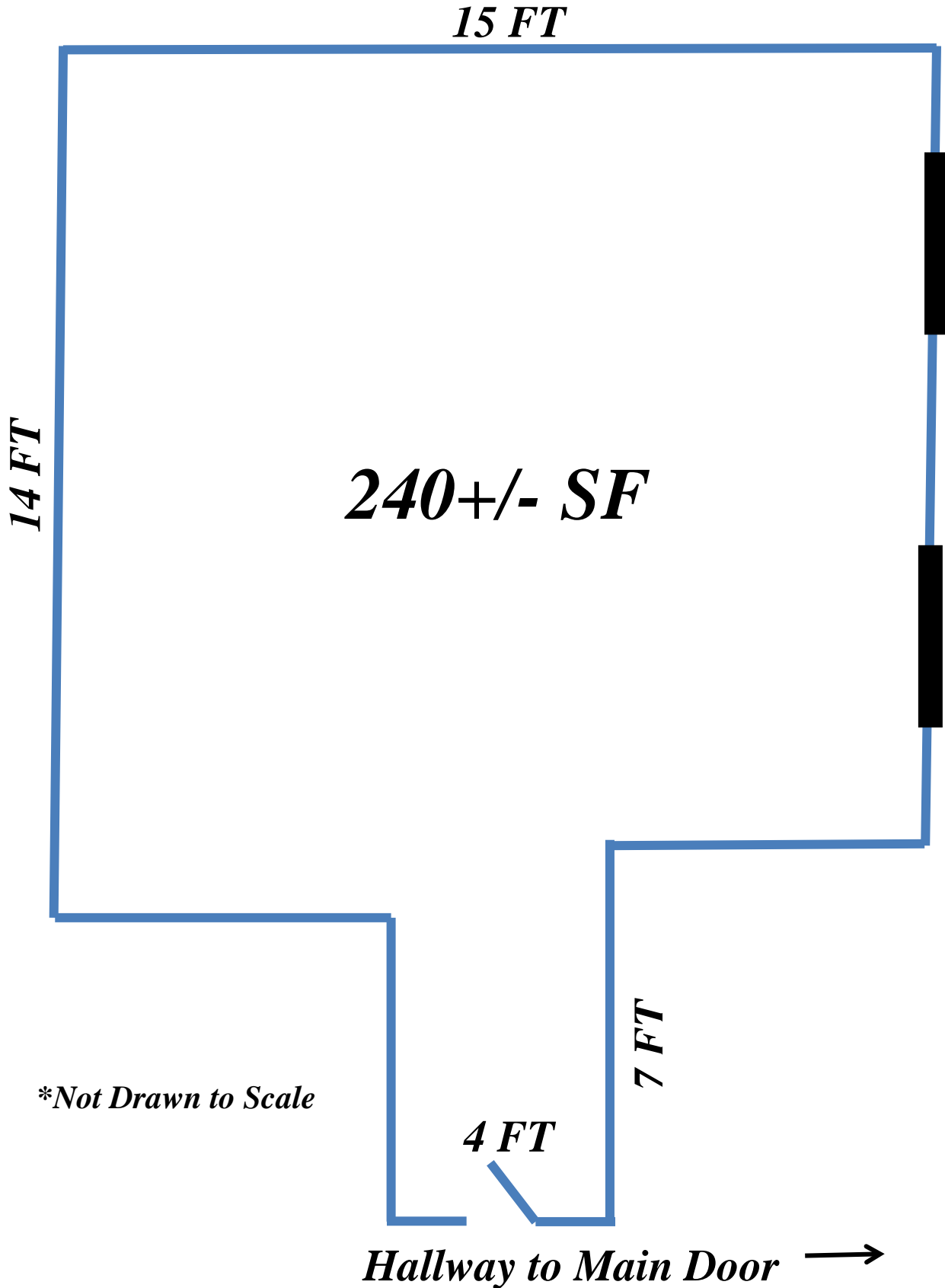
<u>PROPERTY DATA</u>	
Lot Size	0.25 Acre
Parking Spaces	Ample Paved Parking
Space Available	240+/- SF 1 st Floor Suite
Number of Floors	3 3/4

<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

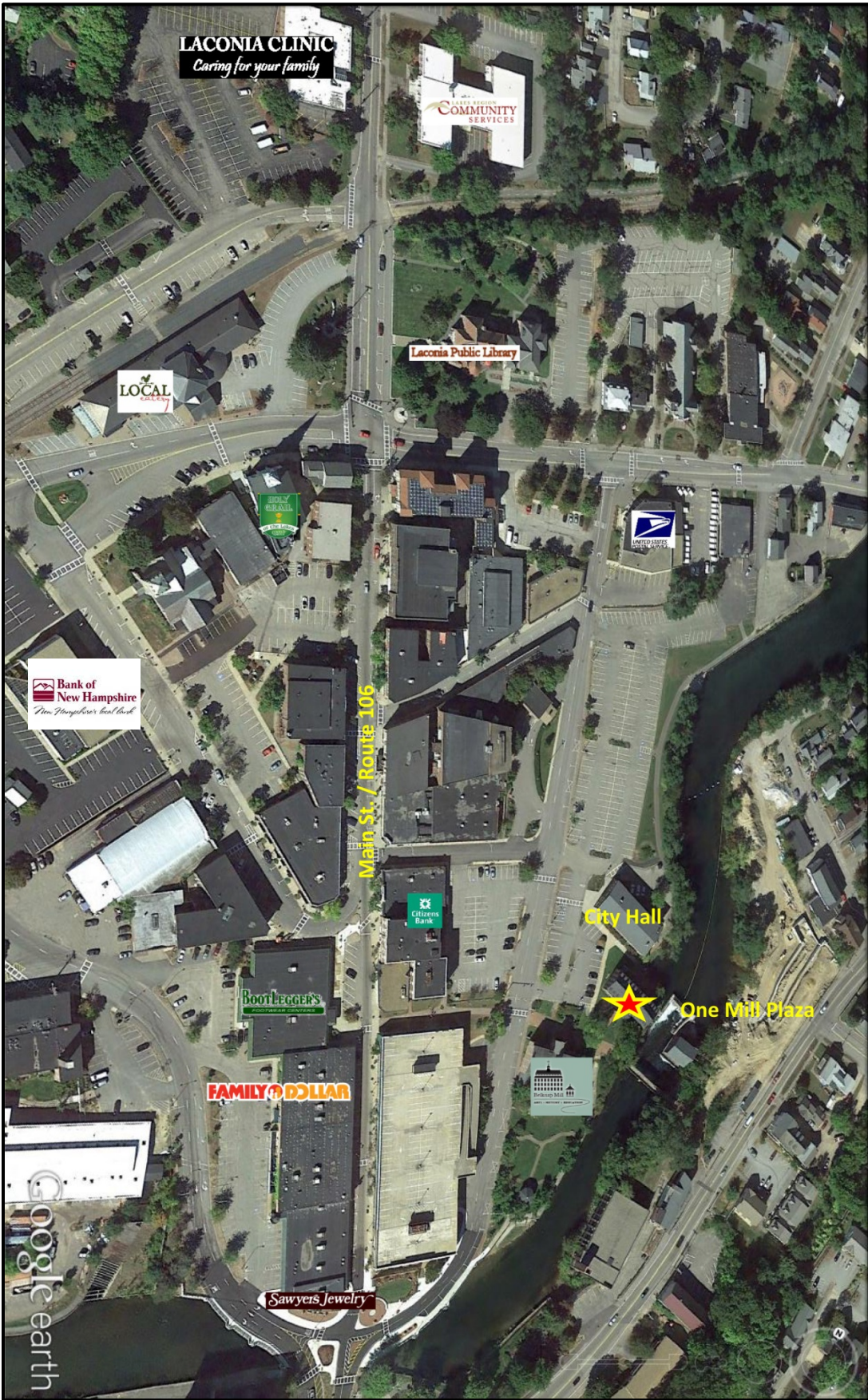
<u>OTHER DATA</u>	
Deed Reference	Deed Book 564, Page 409

Floor Plan



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Google Map



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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	N	N	Combined dwelling unit(s)/business(es)							P	P	P	P	P	P	P	N	N	N	N
C	C	C	C	N	N	Manufactured housing park							N	N	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	P	P
C	C	C	C	N	N	Manufactured subdivision							N	N	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	N	N
P	P	P	P	P	P	Single-family							P	P	P	P	P	P	P	N	N	N	N
N	N	N	P	P	P	Two-family dwelling							P	P	P	P	P	P	P	N	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	N	N
P	P	P	P	P	P	Building							P	P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Home occupation							P	P	P	P	P	P	P	N	N	N	N
P	P	E	E	N	N	Greenhouse							N	C	N	N	N	N	N	N	N	N	N
E	E	N	N	N	N	Non-pets, kennels							N	E	N	E	E	E	E	N	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
RS-Residential Single Family
SFR-Shorefront Residential
RG-Residential General

RA-Residential Apartment
P-Professional
BC-Business Central
BCI-Business Central Industrial
C-Commercial

DR-Downtown Riverfront
CR-Commercial Resort
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	P	N	N	N	N
P	P	E	P	P	P	Road side stand							P	P	N	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Roomers, less than three							P	P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Shelter, emergency							P	P	N	P	P	P	P	P	P	P	P
P	P	P	E	N	N	Stable							N	E	N	N	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	P	N	N	N	N
P	P	P	P	P	P	Swimming pool							P	P	P	P	P	P	P	N	N	N	N
P	P	P	P	P	P	Yard sales							P	P	P	P	P	P	P	N	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	N	N
C	C	C	C	C	C	Bed-and-breakfast							C	P	P	P	P	P	P	N	N	N	N
N	N	N	P	E	E	Boarding/rooming/lodging house							E	P	E	E	E	E	E	N	N	N	N
E	E	E	E	P	P	Dormitory							N	E	C	N	E	N	N	N	N	N	E
N	N	N	N	P	E	Emergency shelter/housing							P	E	P	E	E	E	E	N	N	N	N
N	N	N	N	E	P	Transitional housing							E	N	P	E	N	E	N	N	N	N	N

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ZONING

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City of Laconia**

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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	P	P	P	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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SFR-Shorefront Residential	BCI-Business Central Industrial	I-Industrial
RG-Residential General	C-Commercial	AI-Airport Industrial

**Table I
Table of Permitted Uses
City of Laconia**

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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ZONING

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E	E	E	E	N	N	Outdoor recreational facility						N	P	N	E	P	E	P	P	N	N
N	N	N	N	N	N	Private club ¹						E	P	P	P	P	P	P	N	N	N
¹ [NOTE: Permitted as an accessory use to other permitted uses in this category]																					
RR1	RR2	RS	SFR	RG	RA	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	N	Dry slips						N	C	N	N	C	N	C	P	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	N	Watercraft long term storage						N	C	N	N	C	N	P	P	P	P
E	N	N	E	N	N	Marine vehicle sales and service						N	P	C*	E	P	P	N	P	N	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	N	Watercraft repair/building						N	P	N	N	P	P	P	P	P	P

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06 - 19 - 2017

RR1	RR2	RS	SFR	RG	RA	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
RR1	RR2	RS	SFR	RG	RA	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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- | | | |
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06 - 19 - 2017

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ZONING

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City of Laconia**

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TRANSPORTATION (continued)															
N	N	N	N	N	N	Truck terminal	N	N	N	N	E	P	P	P	P
N	N	N	N	N	N	Vehicle dealership, sales and service	N	N	N	N	P	P	N	N	E
N	N	N	N	N	N	Vehicle major service	N	N	N	N	P	P	P	P	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	Vehicle Rental Establishment	P	N	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
N	N	N	N	N	N	Vehicle storage, long-term	N	N	N	N	E	P	E	E	E
GOVERNMENTAL AND PUBLIC SERVICES															
E	E	E	N	N	N	Communications tower	N	E	N	N	N	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
E	E	E	E	E	E	Power generation facility	E	E	E*	E	P	E	P	P	P
E	E	E	E	E	E	Utility	E	E	N	E	P	E	P	P	P
LAND EXTENSIVE USES															
P	P	N	N	N	N	Agriculture, including livestock	N	E	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
E	E	E	E	E	E	Cemetery	E	E	N	N	N	N	N	N	N
E	N	N	N	N	N	Earth materials processing/sawmill	N	N	N	N	N	N	N	E	E

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LACONIA CODE

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LAND EXTENSIVE USES (continued)															
E	N	N	N	N	N	Excavation	N	N	N	N	N	N	N	E	E
P	P	P	N	N	N	Forestry	N	P	N	N	N	N	N	P	P
N	N	N	N	N	N	Junkyards	N	N	N	N	N	N	N	C	C
N	N	N	N	N	N	Landfill/resource recovery facility	N	N	N	N	N	N	N	C	C
NONRESIDENTIAL ACCESSORY USES															
N	N	N	N	N	N	Accessory docks	N	P	P	P	P	P	N	P	N
E	E	E	E	E	E	Building	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
N	N	N	E	N	N	Drive-through	E	P	N	E	P	E	P	P	P
N	N	N	N	N	N	Employee amenities	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
N	N	N	N	N	N	Retail outlet to industrial use	N	N	N	N	N	P	P	P	P
N	N	N	E	N	N	Take-out window	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*
N	N	N	N	N	N	Storage trailers	N	N	N	N	N	N	P*	P*	P*

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