

149 EMERALD STREET • KEENE, NH

Excellent opportunity for regional and locally-based retailers to operate in the strongest concentration of retail space in southwest New Hampshire.

Suites are available from 650 square feet and up. Building features include large glass front retail suites, free parking, and ample signage with exposure on Gilbo Avenue and Emerald Street.

The Keene market serves as a regional trade area extending 15-20 miles into southeastern Vermont and north central Massachusetts, attracting tax-free shoppers from these neighboring states and encompassing a population of 124,300. Keene has a population of 24,000 people and is home to two colleges.

Highway access to points north, south, east and west is easily available via 101 and 202.

SPECIFICATIONS:

Building Area:	104,000 SF
Land Area:	7.7 Acres
Zoning:	“Commerce” Zone
Year Built:	1800s
Stories:	2
Elevators:	1
Construction:	Masonry and Steel Framed
Roof:	Asphalt, Metal, Rubber Membrane
Water/Sewer:	Municipal
Gas:	New Hampshire Gas
Electric:	PSNH
Parking:	500+ spaces
HVAC:	Roof top, gas fired units
Fire Safety:	Wet Sprinkler with fire protection system



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

For more information, please contact:

Charles N. Panasis 603-657-9725

Cell: 603-799-6926 • cpanasis@bradysullivan.com

Benjamin S. Kelley 603-657-9726

Cell: 603-231-1240 • bkelley@bradysullivan.com

James F. Tobin 603-315-4668

Cell: 603-315-4668 • jtobin@bradysullivan.com

FOR LEASE

CENTER AT
COLONY MILL
149 EMERALD STREET
KEENE, NH



BRADY SULLIVAN
PROPERTIES

670 Commercial Street, Suite 303, Manchester, NH 03101
www.bradysullivan.com