

OFFICE SPACE FOR LEASE

670 N. COMMERCIAL ST | MANCHESTER, NH

760 - 27,000 SF Class-A Offices
Move-in Ready Suites Available

FEATURES

- ✓ Original Hardwood Floors
- ✓ Exposed Brick & Beam Construction
- ✓ Shared Collaborative Auditorium



www.bradysullivan.com



670 N. Commercial Street, Suite 303
Manchester, NH 03101
603-622-6223

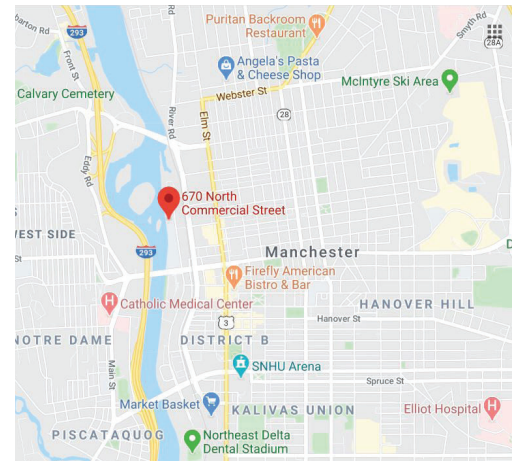
BRADY • SULLIVAN
P R O P E R T I E S

670 N. COMMERCIAL ST | MANCHESTER, NH

Masterfully restored, this historic property boasts modern amenities, brick & beam exposure throughout, and oversized windows overlooking the Milliard or the Merrimack River. This building includes passenger and freight elevators, multiple loading docks, + 14' ceilings, and a café. Newly available suites range from + 900 SF to over + 20,000 SF and virtually everywhere in between. Brady Sullivan offers in-house space planning and design services at no cost.

SPECIFICATIONS

BUILDING AREA:	300,000 ± square feet
LAND AREA:	3.9 ± acres
ZONING:	Mixed use (MXD)
YEAR BUILT:	1887/ 100% renovated in 2004
STORIES:	Annex-3 plus lower level/ main-4 plus lower level
CONSTRUCTION:	Historic mill building, brick and heavy timber construction
ROOF:	Rubber membrane
CEILING HEIGHT:	Predominantly 14' throughout
LIGHTING:	Direct fluorescent and incandescent lighting
WINDOWS:	Operable, double hung, insulated windows
COLUMN SPACING:	10' X 20'
WATER/SEWER:	Municipal
GAS:	Liberty utilities
ELECTRIC:	2000 amp, 480 volt, 3-phase, redundant source electrical power
PARKING:	338 spaces plus 358 off site
HVAC:	Gas fired, Trane packaged roof-top units
FIRE SAFETY:	Wet sprinkler system throughout
ELEVATOR:	Two hydraulic passenger
SECURITY:	Key card access
LOADING:	One tailboard height dock



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.

BRADY • SULLIVAN
P R O P E R T I E S

For more information, please contact:

Charles Panasis

603-799-6926 cpanasis@bradysullivan.com

Derek Lawton

978-319-2508 dlawton@bradysullivan.com

James Tobin

603-315-4668 jtobin@bradysullivan.com

Jamison Bibaud

603-715-6652 jbibaud@bradysullivan.com