

# OFFICE SPACE FOR LEASE

670 N. COMMERCIAL ST | MANCHESTER, NH

AVAILABLE **2,000 SF**

## FEATURES

- ✓ Renovated historic mill
- ✓ Flexible floorplans
- ✓ No-cost space planning and design



[www.bradysullivan.com](http://www.bradysullivan.com)



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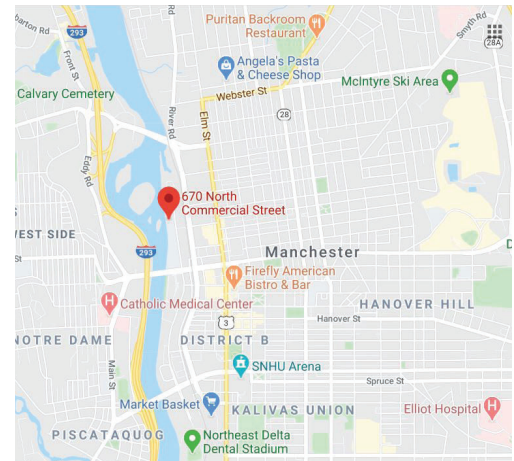
**BRADY • SULLIVAN**  
P R O P E R T I E S

# 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

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

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