

OFFICE SPACE FOR LEASE

250 COMMERCIAL STREET | MANCHESTER, NH

The Waumbec Mill

FEATURES

- ✓ Flexible Floor Plan Options
- ✓ Abundance of Parking
- ✓ On-site Cafe



www.bradysullivan.com



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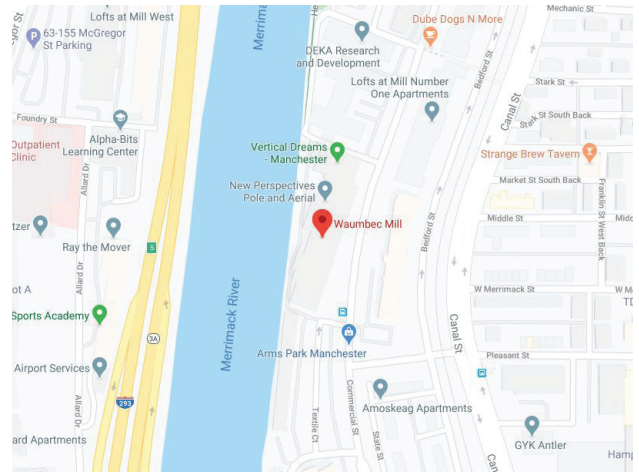
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This masterfully restored historic $\pm 450,000$ historic property boasts modern amenities, brick & beam exposure throughout, and oversized windows overlooking the Millyard or the Merrimack River. This building includes passenger and freight elevators, multiple loading docks, $\pm 14'$ ceilings, and a café.

Newly available suites range from ± 900 SF to $\pm 20,000$ SF and virtually everywhere in between. Brady Sullivan offers in-house space planning and design services at no cost.

SPECIFICATIONS

BUILDING AREA:	$\pm 450,000$ SF
LAND AREA:	3.7 Acres
ZONING:	Mixed use (MXD)
YEAR BUILT:	1898/renovated 1996 & 2007
STORIES:	5 stories
CONSTRUCTION:	Historic mill building, brick and heavy timber construction
ROOF:	Rubber membrane and bitumen asphalt
CEILING HEIGHT:	Predominantly 14 FT
WATER/SEWER:	Municipal
GAS:	Liberty Utilities
ELECTRIC:	2,000-amp, 480-volt, 3 phase power
PARKING:	250 spaces
HEATING:	Gas fired, forced hot water/ baseboard or forced hot air units
FIRE SAFETY:	Wet sprinklers system throughout
ELEVATORS:	1 passenger, 1 freight
SECURITY:	Security cameras & key card access
LOADING:	Two 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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