



# Real estate Real **easy.**

**1 Innovation Way, Merrimack NH**



## PROPERTY INFORMATION

**Building Size:** ± 105,000 SF

**Land Area:** ± 11.50 acres

**Year Built:** 2004

**Number of Stories:** 3

**Elevator(s):** 2

**Parking:** 359

**HVAC:** Cooling Equipment Roof Mounted

**Electric:** Eversource

## CLASS A OFFICE SPACE FOR LEASE

± 105,000 SF of beautiful Class A office space. Most recently serving as the world headquarters for Brookstone, Inc., this state-of-the-art professional building masterfully pairs a prestigious corporate image with a campus-style atmosphere. Standing 3-stories and showcasing a polished, grand entrance, the property is available for immediate occupancy with leasing opportunities from ± 15,000 SF and up, with each floor plate offering ± 35,000 SF.

Generous ceiling heights and floor-to-ceiling windows throughout the building provide a modern feel within the open concept areas, pairing nicely with executive Offices and conference/board rooms across each floor. Parking over 5 vehicles per 1,000 SF and strategically positioned with convenient access to the area's major roadways.

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