

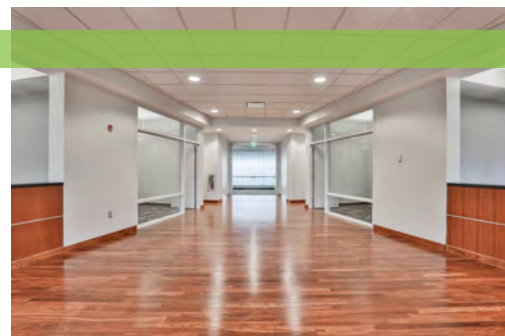
OFFICE SPACE FOR LEASE

1 INNOVATION WAY | MERRIMACK, NH

AVAILABLE ±100,000 SF

FEATURES

- ✓ Fully Renovated Throughout in 2020
- ✓ Executive Conference Room Space
- ✓ Located in Natural Campus Setting



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BRADY • SULLIVAN
P R O P E R T I E S

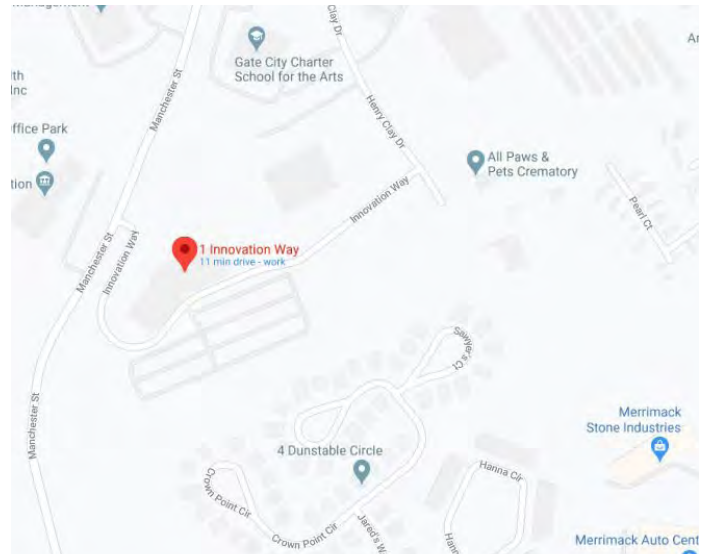
1 INNOVATION WAY | MERRIMACK, NH

± 100,000 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.

SPECIFICATIONS

BUILDING AREA:	± 100,000 SF
LAND AREA:	± 11.50 acres
ZONING:	Industrial 1
YEAR BUILT:	2004
STORIES:	3
CONSTRUCTION:	Steel frame panel exterior
ROOF:	Flat Deck, Waterproof, Sealed Membrane
CEILING HEIGHT:	10'-16'
WATER/SEWER:	Municipal
ELECTRIC:	Eversource
PARKING:	359 Spaces (3.6/1,000 SF)
HVAC:	Cooling Equipment Roof Mounted
LOADING:	One (1) tailboard dock with hydraulic lift



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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P R O P E R T I E S

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