

# For Lease

**Office/Commercial Space  
912 Union Street  
Manchester, NH 03104**



|                         |  |
|-------------------------|--|
| <b>Available Space:</b> | <b>1,600 SF on second floor</b>  |
| <b>Type/Use:</b>        | <b>Office/Commercial</b>   |
| <b>Zoning:</b>          | <b>B1</b>  |
| <b>Parking:</b>         | <b>Five (5) onsite spaces w/street parking</b>   |
| <b>Lease Rate:</b>      | <b>\$15.00 PSF Modified Gross</b>  |
| <b>Comments:</b>        | <b>Second floor office in Manchester's historic North End. Close to Rte. 293 &amp; I93 and it is minutes to downtown Manchester.</b> |



## **Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

*The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.*

# For Lease

## Office/Commercial Space 912 Union Street Manchester, NH 03104

### Building Data:

|                    |                                  |
|--------------------|----------------------------------|
| Available Space:   | 1,600 SF (2 <sup>nd</sup> Floor) |
| Type / Use:        | Office/Commercial                |
| Construction Type: | Brick/Masonry                    |
| Ceiling Height:    | 8'                               |
| Windows:           | Thermal pane                     |
| Walls:             | Painted drywall                  |
| Flooring:          | Carpet and vinyl plank           |

### Site Data:

|           |                           |
|-----------|---------------------------|
| Signage:  | At entry                  |
| Lot Size: | In common                 |
| Frontage: | Union and Webster Streets |
| Parking:  | 5 onsite spaces           |
| Zoning:   | B1                        |

### Utilities:

|                 |                   |
|-----------------|-------------------|
| Water:          | Municipal         |
| Sewer:          | Municipal         |
| Power:          | Standard power    |
| Lights:         | LED & Fluorescent |
| Heating:        | FHW               |
| AC:             | Mini Splits       |
| Alarms:         | No                |
| Communications: | Comcast           |

### Lease Information:

|            |  |
|------------|--|
| Rate:      | \$15.00 PSF Modified Gross                                     |
| Utilities: | Tenant pays for heat, (electricity included up to \$200/month) |



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