



Lowell Hall

88 Lowell Avenue, Manchester, NH 03101

Four
Seasons

Sotheby's
INTERNATIONAL REALTY



AN ARCHITECTURAL JEWEL...BUILT TO LEEDS STANDARD...SET IN THE HEART OF THE CITY!

54 BED Capacity Small Apt 25,768 SQ.FT.

This magnificent c.1841 brick grammar school building ...artfully restored and completely renovated in 2009 to include superb six story classroom and residence hall...offers a most flexible design a myriad of potential uses.

Currently the home of a distinguished art school, the property houses 54 students on levels 3-6 in en-suite style including shared bathrooms with the adjoining suite. Sixth floor offers small manager's apartment and wonderful lounge/cafe' with views over the cityscape. Classroom/office space extends to first two floors and large lower level space, all serviced by central elevator and stairways. Building features exciting energy efficient design, geo-thermal heating and cooling, energy recapture systems and a LEEDS standard designation. A singular downtown building, considered Manchester's finest!

- PASSENGER ELEVATOR
- 100% SPRINKLER
- TOWN WATER AND SEWER
- FAST INTERNET
- GREEN BUILT MATERIALS
- GEOTHERMAL
- HEATING AND COOLING
- EXCELLENT CONDITION
- TAXES: \$97,642.37 IN 2023
- PRICE: \$5,900,000



EXCLUSIVELY OFFERED BY

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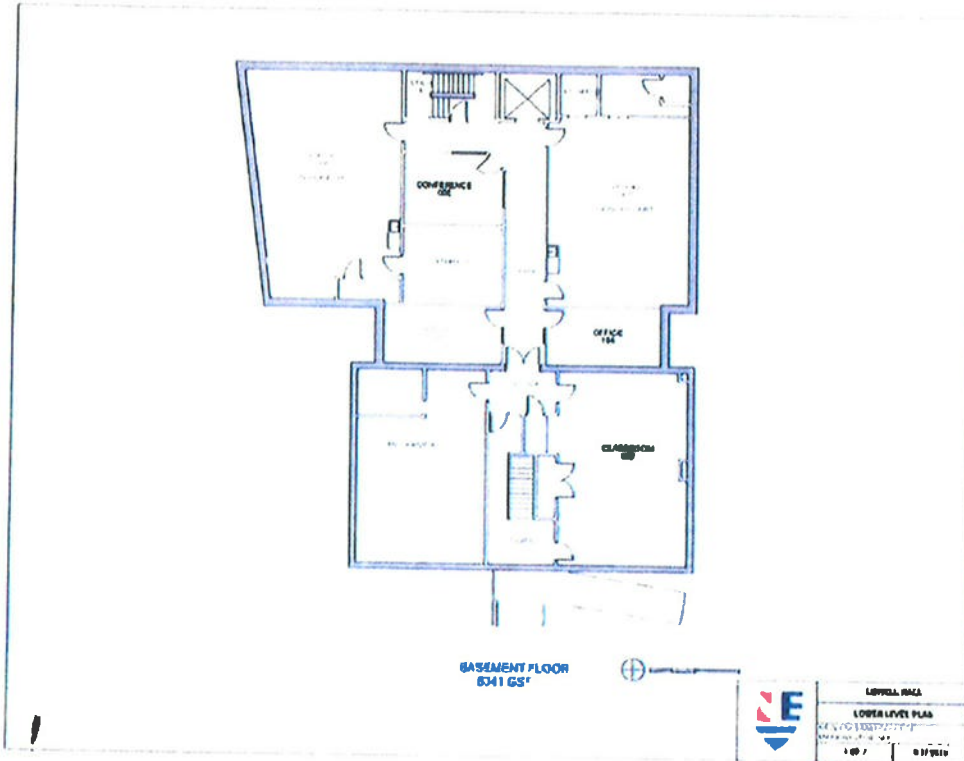
Four Seasons

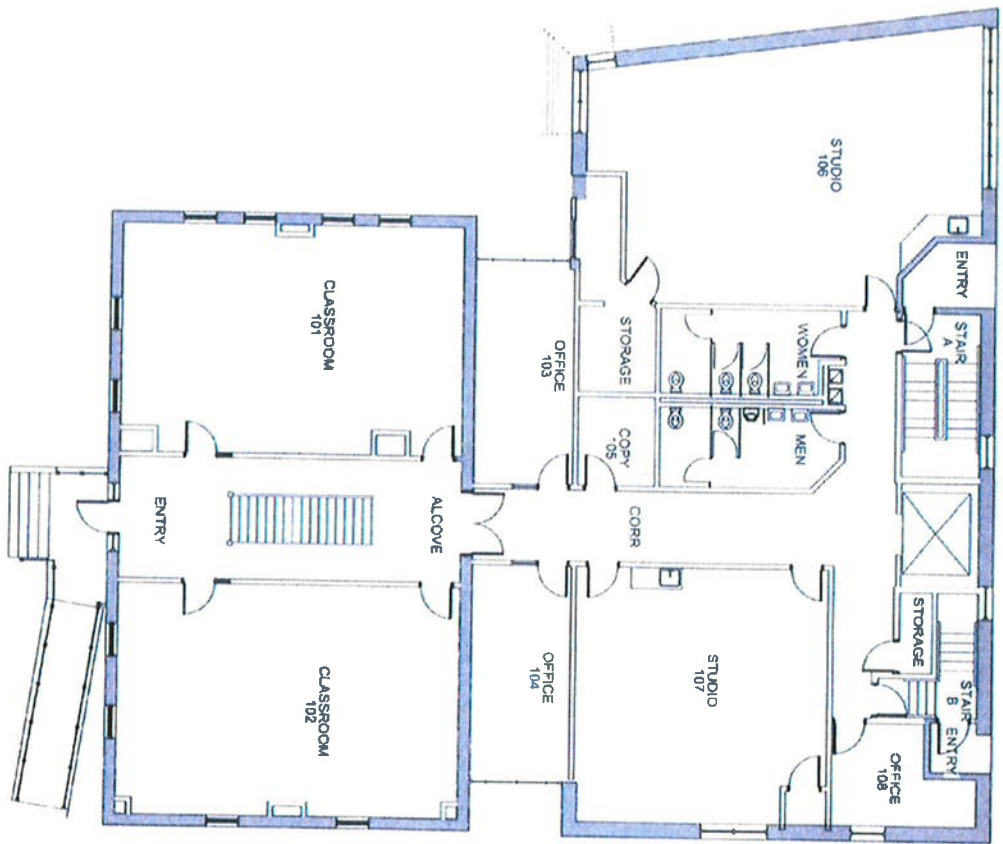
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Number	3
Building Name	Lowell Hall
Address	88 Lowell Street (2 buildings)
Building Style	Two stories & Six stories (over partially finished basement)
Year Built/Renovated	1841 & 2009
Gross Building Area	25,768 square feet (source: Manchester Assessor)
Occupancy	Residence Hall; Classrooms; Labs
Construction:	
Foundation	Concrete
Structure	Masonry & Steel
Basement	Full/semi-finished
Exterior Wall	Brick/Metal
Floor Cover	Carpet/tile
Roof	Asphalt shingles/TPO
Insulation	Assumed adequate
Interior Partitions	Painted drywall
Ceilings	Plaster/exposed rafter/acoustic tile
Windows	Double pane
Restroom	Assumed adequate
Exterior/Interior Doors	Solid core
Electrical Service	Assumed adequate
HVAC	Geothermal – heat pumps
Life Safety	100% wet sprinkler system
Elevator	1 passenger
Comments:	This grammar school on Lowell Street opened in 1841 with fewer than two dozen grade school students. The second floor was added in 1847 to house Manchester's first high school with a very small class size of a dozen or so students. The Institute bought the building in 2007. In 2009, this two-level building was moved to make way for a new six-story residence hall. In a true

marriage of past meets future, the remarkable addition on the back of the building is solar-powered and features a green roof, geothermal well, and rainwater collection system. The building now features classrooms, studios, and a residence hall. The hall houses 54 students in suite-style rooms, which share a bathroom with an adjoining suite. The sixth-floor features a lounge with views of the city as well as a shared kitchen. Basement (IT Department; Studios 002, 006, 007). First Floor (Creative Writing Faculty; RAVRD Office; Studios 106, 107; Classrooms 101, 102). Second Floor (Design Faculty; Illustration Faculty; Art History Faculty; Academic Technology Office; Computer Lab; Studio 206). Lowell Residences (3rd – 6th Floors).





FIRST FLOOR
6041 GSF



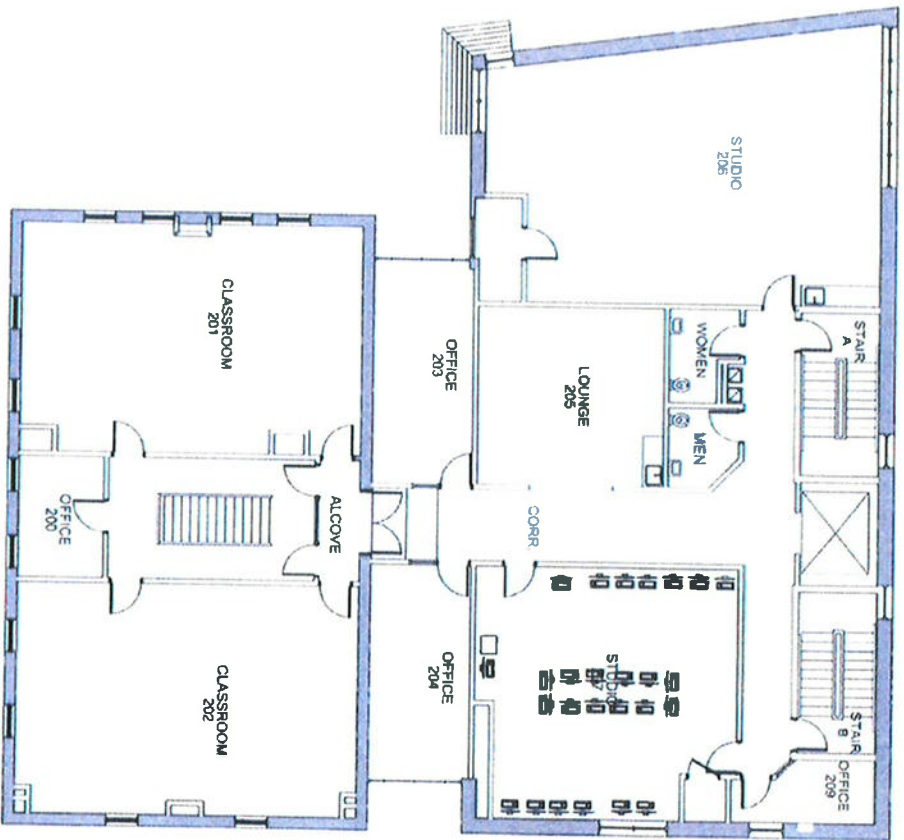
LOWELL HALL

1ST FLOOR PLAN

NEW ENGLAND COLLEGE
MANCHESTER, NH

2 OF 7

1-24-2022



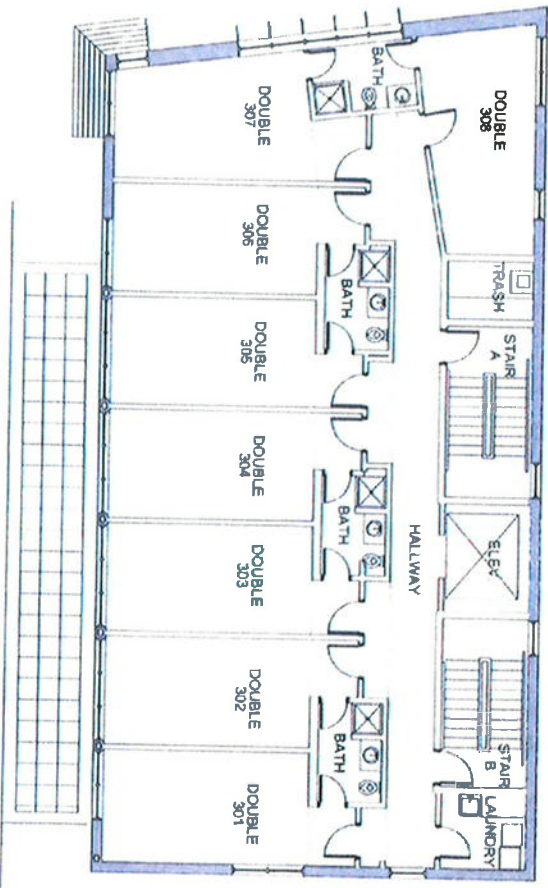
2ND FLOOR
6041GSF



CONCORD HALL
2ND FLOOR PLAN
NEW ENGLAND COLLEGE
MANCHESTER, NH

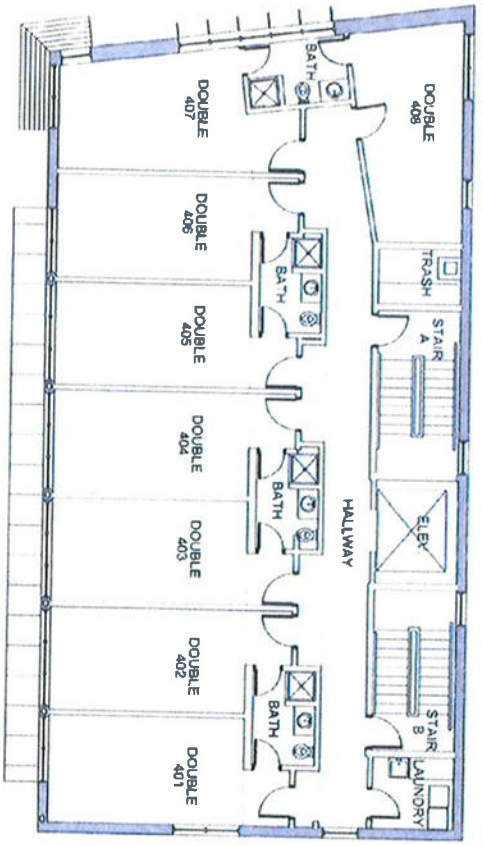
3 OF 7

1-24-2022



3RD FLOOR
3338 GSF

	LOWELL HALL
	3RD FLOOR PLAN
NEW ENGLAND COLLEGE MANCHESTER, NH	
4 OF 7	09/20/2019



4TH FLOOR
3338 GSF



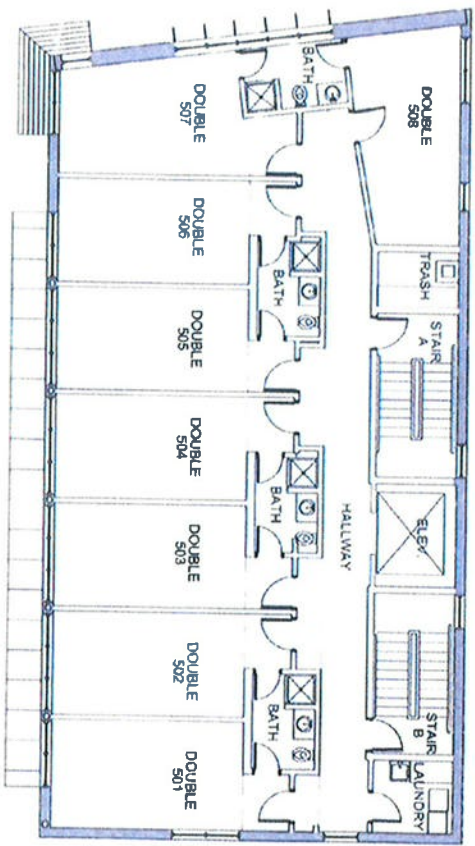
LOWELL MALL

4TH FLOOR PLAN

NEW ENGLAND COLLEGE
MANCHESTER, NH

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9/20/2019



5TH FLOOR
3338 GSF



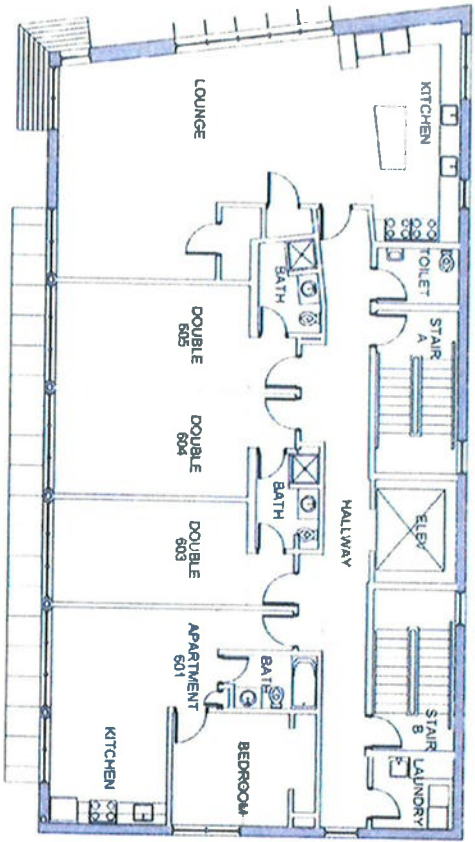
LOWELL HALL

5TH FLOOR PLAN

NEW ENGLAND COLLEGE
MANCHESTER, NH

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9/20/2019



6TH FLOOR
3338 GSF



LOWELL HALL

6TH FLOOR PLAN

NEW ENGLAND COLLEGE
MANCHESTER, NH

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9/20/2019

88 LOWELL ST

Location 88 LOWELL ST

Mblu 0007 / 0006/A /

Owner NEW ENGLAND COLLEGE

Assessment \$5,353,200

Building Count 2

Current Value

Valuation Year	Assessment	Total
2022		\$5,353,200

Owner of Record

Owner NEW ENGLAND COLLEGE
Co-Owner

Sale Price \$0
Certificate
Book & Page 9183/0652
Sale Date 06/26/2019
Instrument 38

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEW ENGLAND COLLEGE	\$0		9183/0652	38	06/26/2019
NEW HAMPSHIRE INSTITUTE OF ART	\$311,000		7927/1754	38	12/03/2007
THE SARGENT MUSEUM	\$4,000		6638/2272	00	05/22/2002
CITY OF MANCHESTER	\$0		6638/2270	00	05/01/2002

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 12,094
Replacement Cost
Less Depreciation: \$2,688,900

Building Attributes

Field	Description
Style:	School/College
Model	Commercial

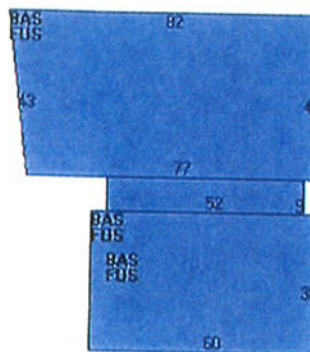
Grade	Excellent
Stories:	2
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Pre-finish Metl
Roof Structure	Wood Truss
Roof Cover	Asph/F Glb/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	PRI SCHOOL
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	9200
Heat/AC	CENTRAL
Frame Type	FIREPRF STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/A00105143121.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos/Sketches/159_159)

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	6,047	6,047
FUS	Upper Story, Finished	6,047	6,047
		12,094	12,094

Building 2 : Section 1

Year Built:	2009
Living Area:	13,674
Replacement Cost	
Less Depreciation:	\$2,298,700

Building Attributes : Bldg 2 of 2

Field	Description
Style:	Dormitory
Model	Commercial
Grade	Excellent
Stories:	4

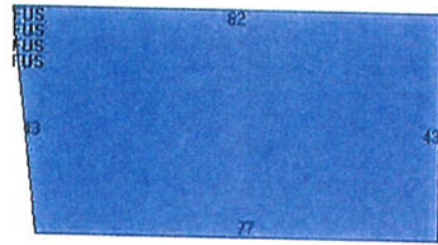
Occupancy	28.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	DORMITORY
Total Rooms	28
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	CENTRAL
Frame Type	FIREPRF STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/100105143121.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos/Sketches/159_501)

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	13,674	13,674
		13,674	13,674

Extra Features

Code		Description		Size
EL1	ELEVATOR-PASS.			
SPR1	SPRINKLERS-WET			8.00 STOPS
				25764.00 S.F.

Land

Land Use

Use Code 9040
Description PRI SCHOOL

Land Line Valuation

Size (Sqr Feet) 9650

Outbuildings

Outbuildings

No Data for Outbuildings

Valuation History

	Valuation Year	Assessment	Total
	2022		\$5,353,200

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