



PRIME  
OFFICE  
SPACE FOR  
SUBLEASE

FOR SUBLEASE

**670 COMMERCIAL STREET  
MANCHESTER, NH 03101**

**17,565 +/- SF Available**

**\$11 PSF / NNN**



# PROPERTY INFORMATION



17,565 ± Class A Office Space For SubLease  
670 COMMERCIAL STREET, MANCHESTER, NH 03101  
**\$11.00 PSF / NNN**

## DESCRIPTION:

Prime sub-lease opportunity offering 17,565± sq. ft. of Class A office and R&D space in one of Manchester's most desirable business corridors. This well-appointed property provides a modern, flexible layout suited for a variety of professional and technology-driven uses, with excellent visibility, accessibility, and proximity to major highways, downtown amenities, and Manchester-Boston Regional Airport.

## PROPERTY FEATURES:

- Flexible Layout
- Prime Location
- Easy Access To Highways
- Minutes to Manchester-Boston Regional Airport



# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	71,014	142,102	236,254
Households	31,831	60,322	96,333
Families	15,904	34,184	60,939
Avg HH Size	2.15	2.25	2.38
Median Age	36.7	39.0	40.5
Median HH Income	\$75,755	\$88,846	\$103,745
Avg HH Income	\$96,855	\$114,327	\$132,727

### BUSINESSES (10 MILE)



11,072

TOTAL BUSINESSES



132,094

TOTAL EMPLOYEES

### INCOME (10 MILE)



\$103,745

MEDIAN HH INCOME



\$54,201

PER CAPITA INCOME

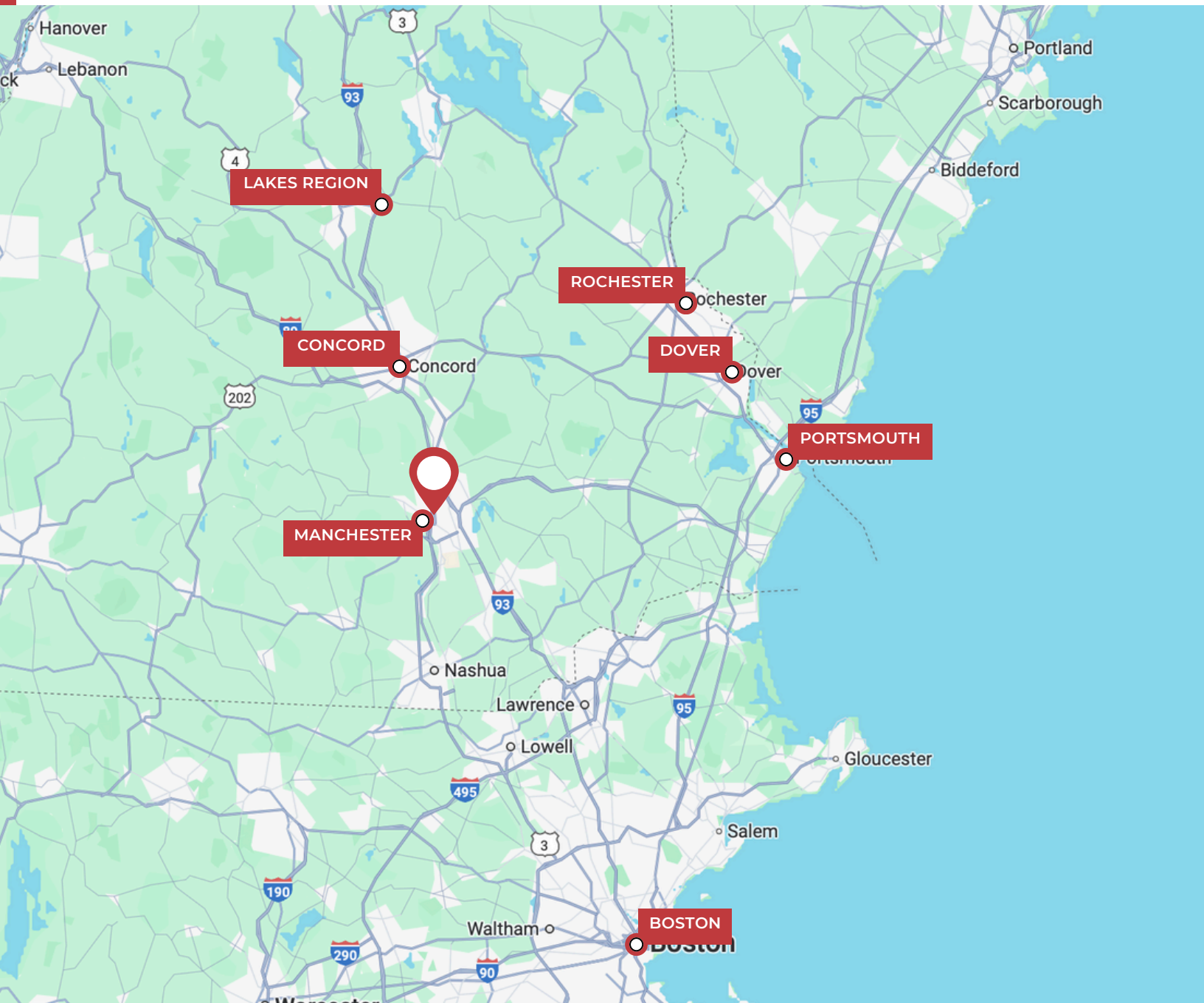


\$311,749

MEDIAN NET WORTH



# MAP LOCATOR



## DRIVE TIMES TO:

<b>Manchester, NH</b>	5 mins
<b>Concord, NH</b>	22 mins
<b>Boston, MA</b>	57 mins

<b>Lakes Region, NH</b>	39 mins
<b>Dover, NH</b>	59 mins
<b>Portsmouth, NH</b>	54 mins

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# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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