

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
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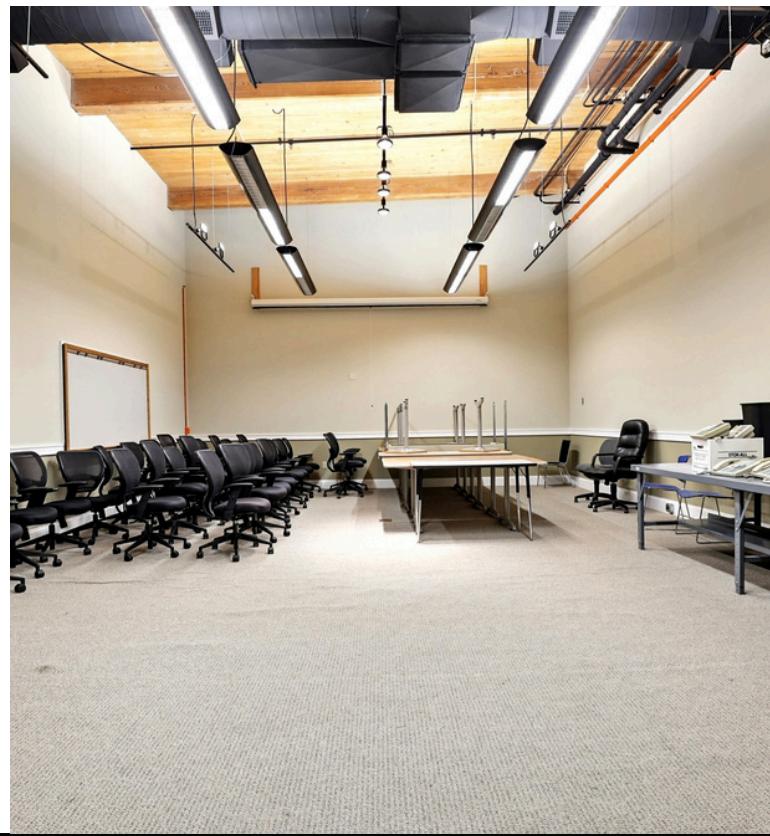
PORTSMOUTH:
2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
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PRIME
OFFICE
SPACE FOR
SUBLEASE

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

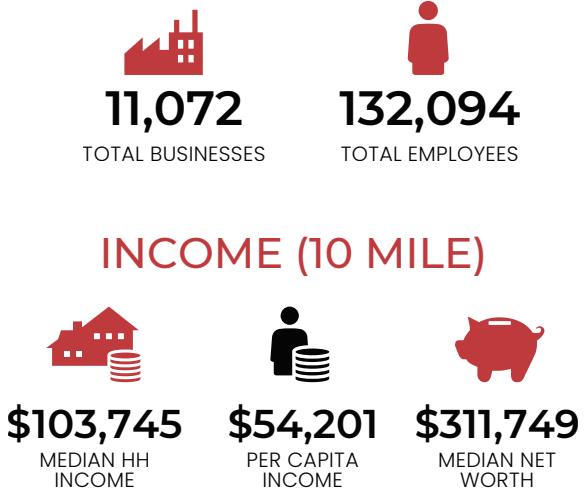
DEMOGRAPHICS



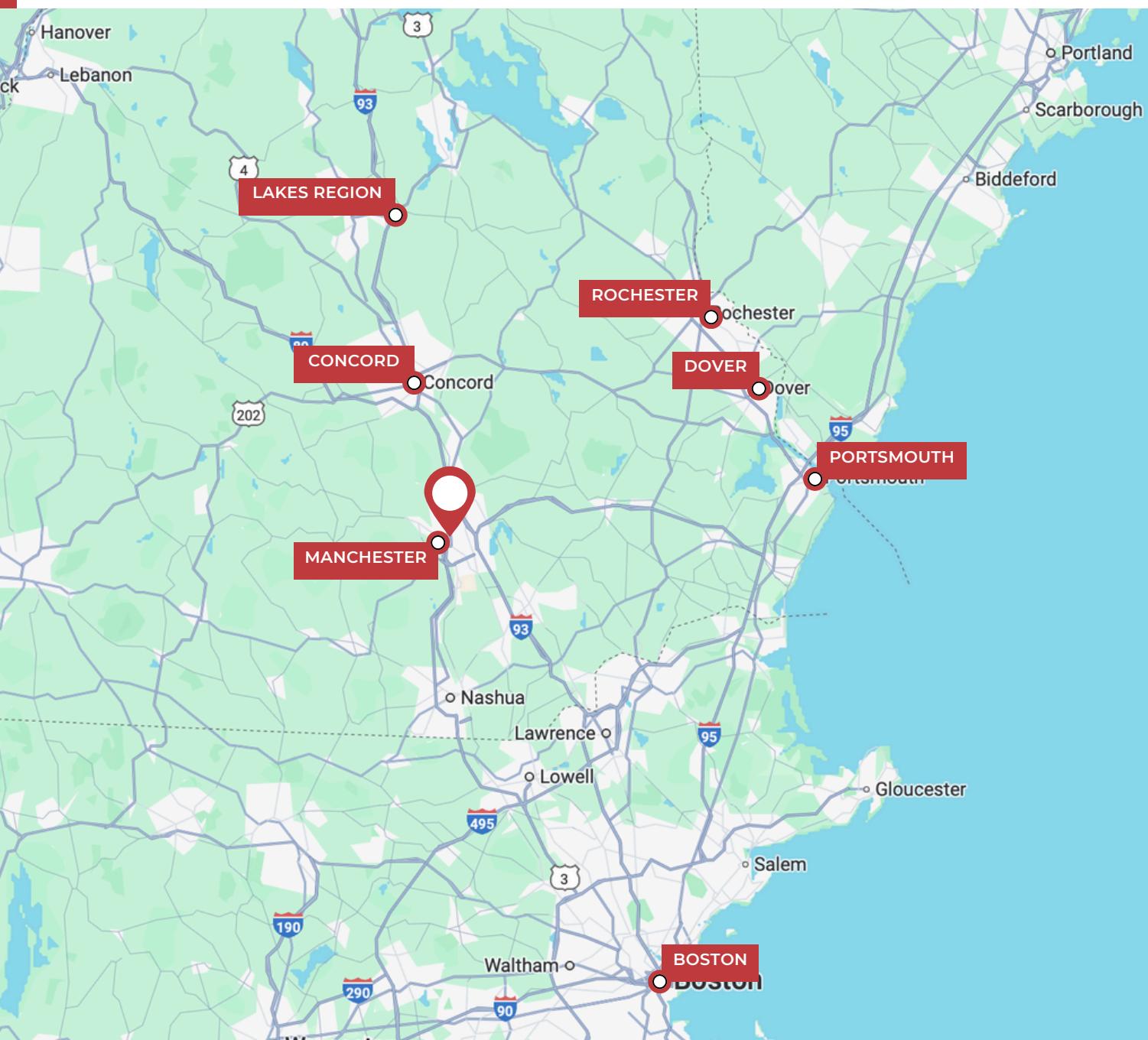
2025 SUMMARY

| 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)



MAP LOCATOR

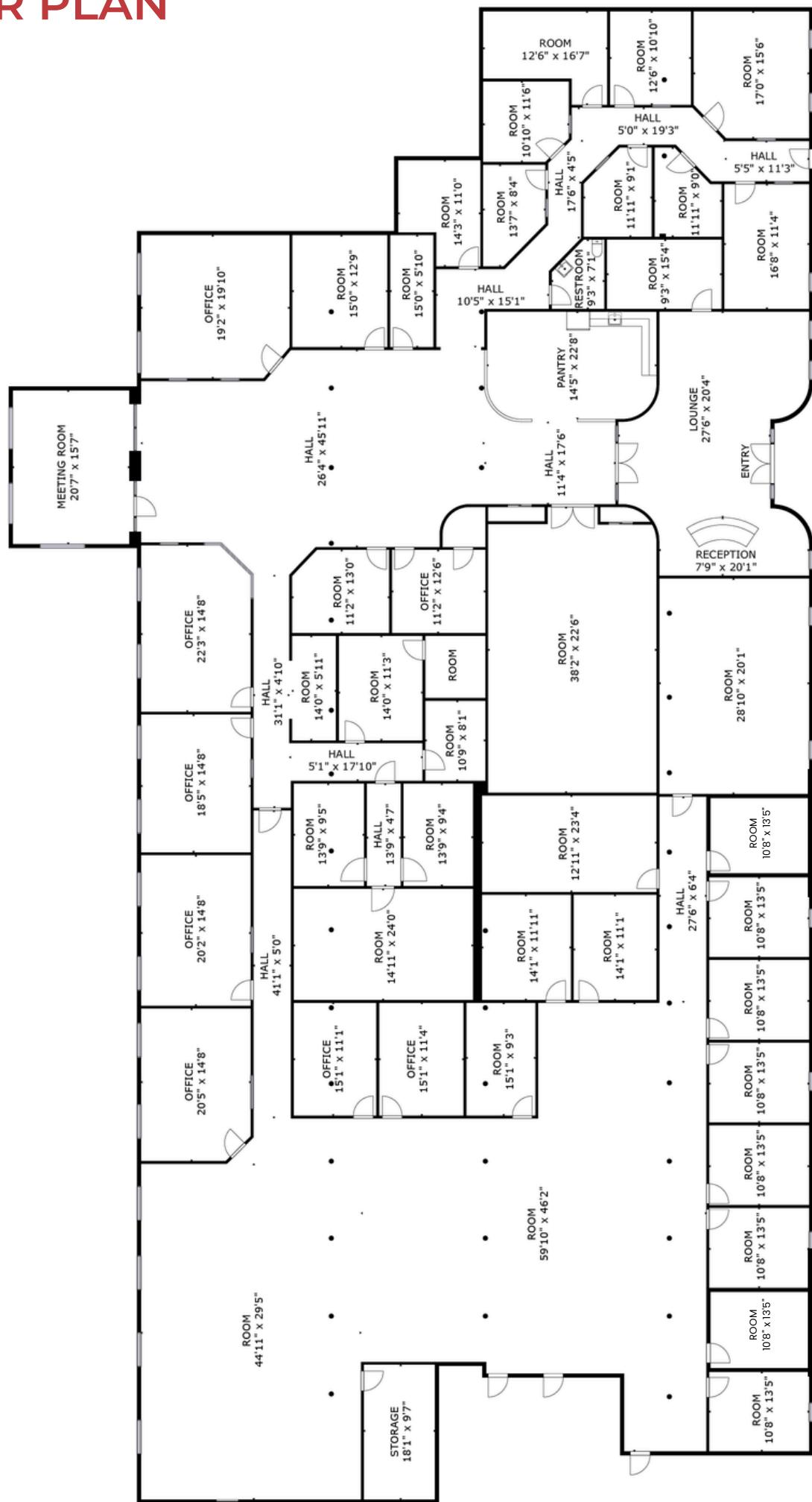


DRIVE TIMES TO:

| | |
|----------------|---------|
| Manchester, NH | 5 mins |
| Concord, NH | 22 mins |
| Boston, MA | 57 mins |

| | |
|------------------|---------|
| Lakes Region, NH | 39 mins |
| Dover, NH | 59 mins |
| Portsmouth, NH | 54 mins |

FLOOR PLAN



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 option 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.

PRESENTED BY:

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