

# 13 Branch Street

Methuen, MA



**105,000 Sq. Ft.**  
**First Class**  
**Office/Medical Space**

Located in the Merrimack Valley, Thirteen Branch Street is a two story, architectural block, structural steel building offering 105,000 sq. ft. of first class office/medical space.

This attractive masonry facade with walls of glass has pleasant views of the beautifully matured landscape.

This exceptionally maintained building has great access and visibility to Interstate 93 North and South at Exit #46.

Just 30 minutes to Boston and only 20 minutes to Manchester.

**For further information, please call our main office or visit our website:**

(603) 894-1104  
[www.BrooksProperties.com](http://www.BrooksProperties.com)



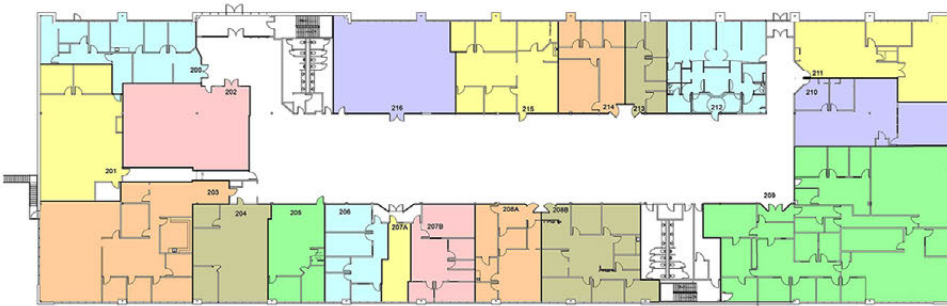
# Building Specifications

Land:	6.03 acres
Zoning:	Business Highway
Building Size:	105,000 square feet
Year Built:	1985
Type:	Two Story, Structural Steel, Architectural Block
Parking:	4 per 1,000
Ceiling Height:	9'
Sprinkled:	Yes
Electrical Service:	1,200 A (500KVA Trans)
HVAC:	Gas Fired Rooftop Units, Fully A/C
Type Fuel:	Natural Gas
Utilities:	Municipal Water/Sewer/Cable



## Floor Plans

UPPER LEVEL



LOWER LEVEL



9 Red Roof Lane  
Salem, NH 03079  
(603) 894-1104

[www.BrooksProperties.com](http://www.BrooksProperties.com)