



For Lease

Millyard Office/ Tech Space



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186 Granite Street
Manchester, NH

Multiple office suites are available for lease at 186 Granite Street, a beautifully restored mill building at the gateway to the Central Business District of NH's largest city, Manchester, NH.

4,884± to 69,850± SF suites are available with ample natural light from an expansive window line, high ceilings, gorgeous wood floors, and exposed brick and beams.

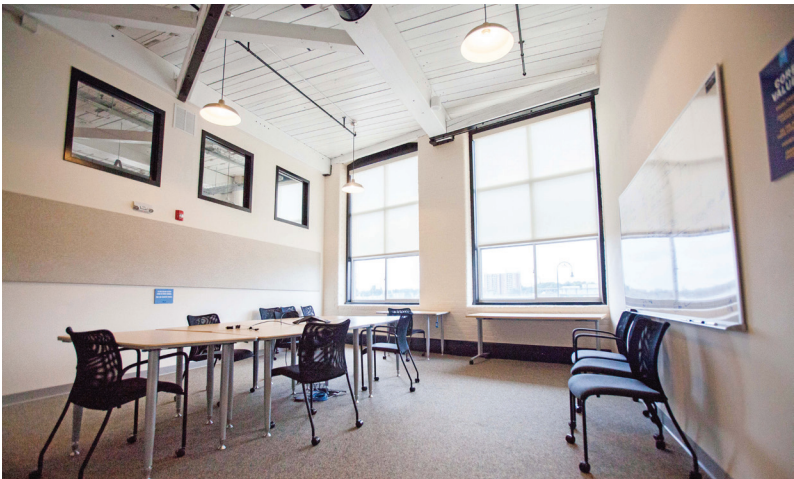
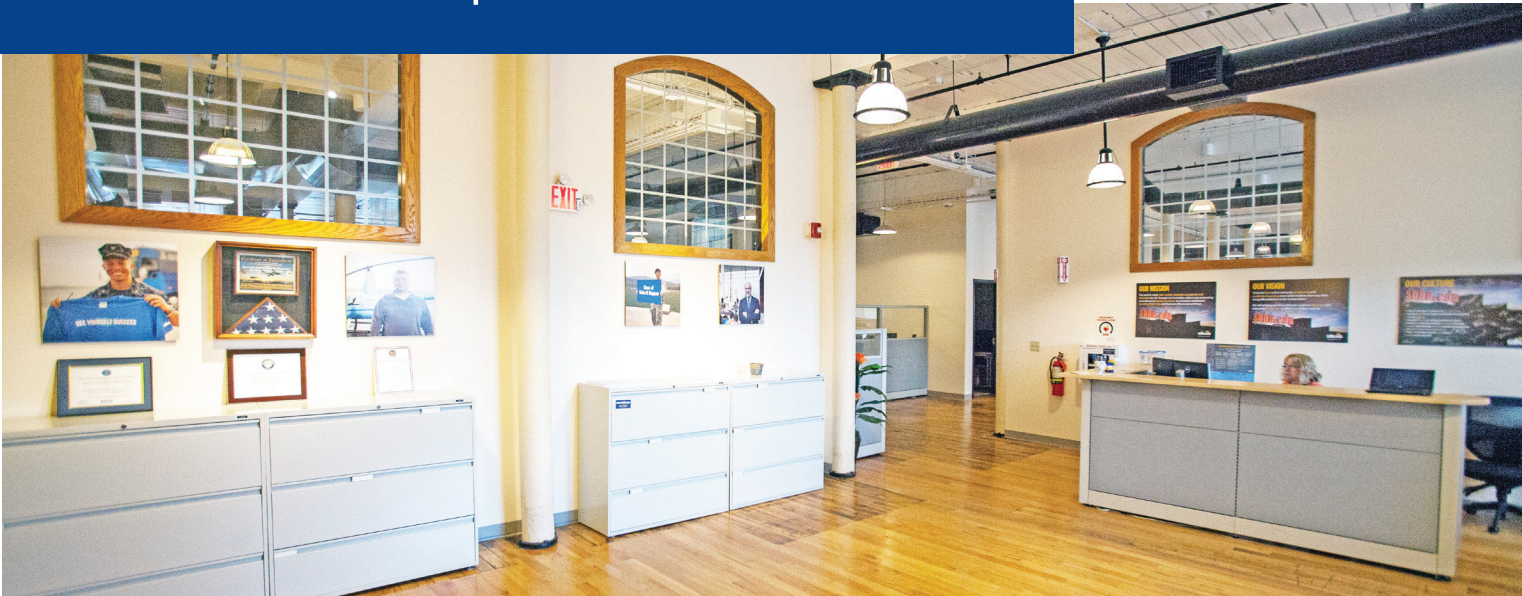
Building features dramatic Merrimack River and skyline views, on-site parking, building signage, loading dock access, and 2 passenger elevators.

Join premier millyard companies such as Southern New Hampshire University, DEKA Manufacturing, Texas Instruments, CCA Global Partners, and more!

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Photos & Specifications

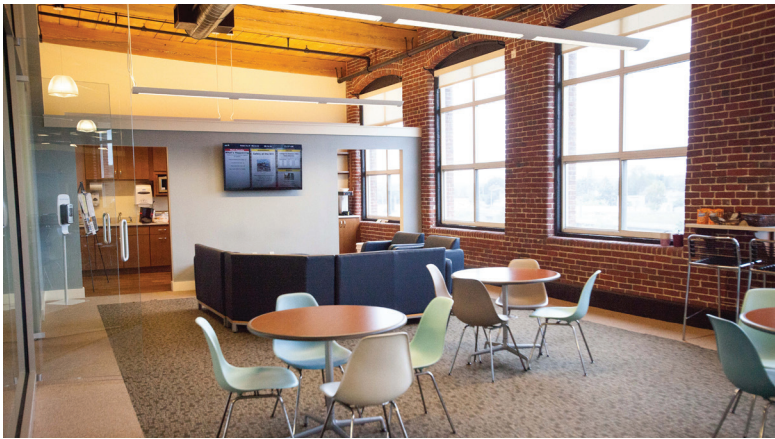
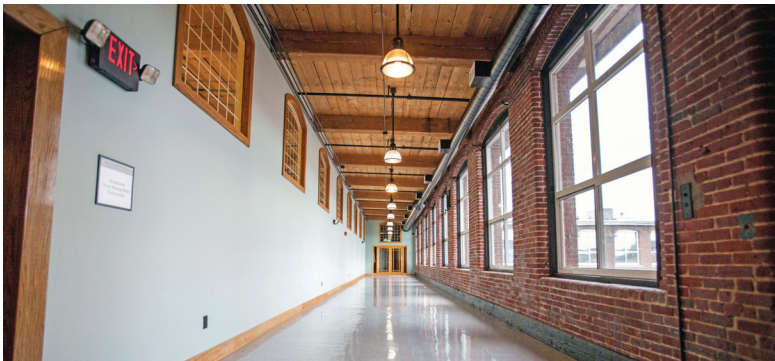


Specifications

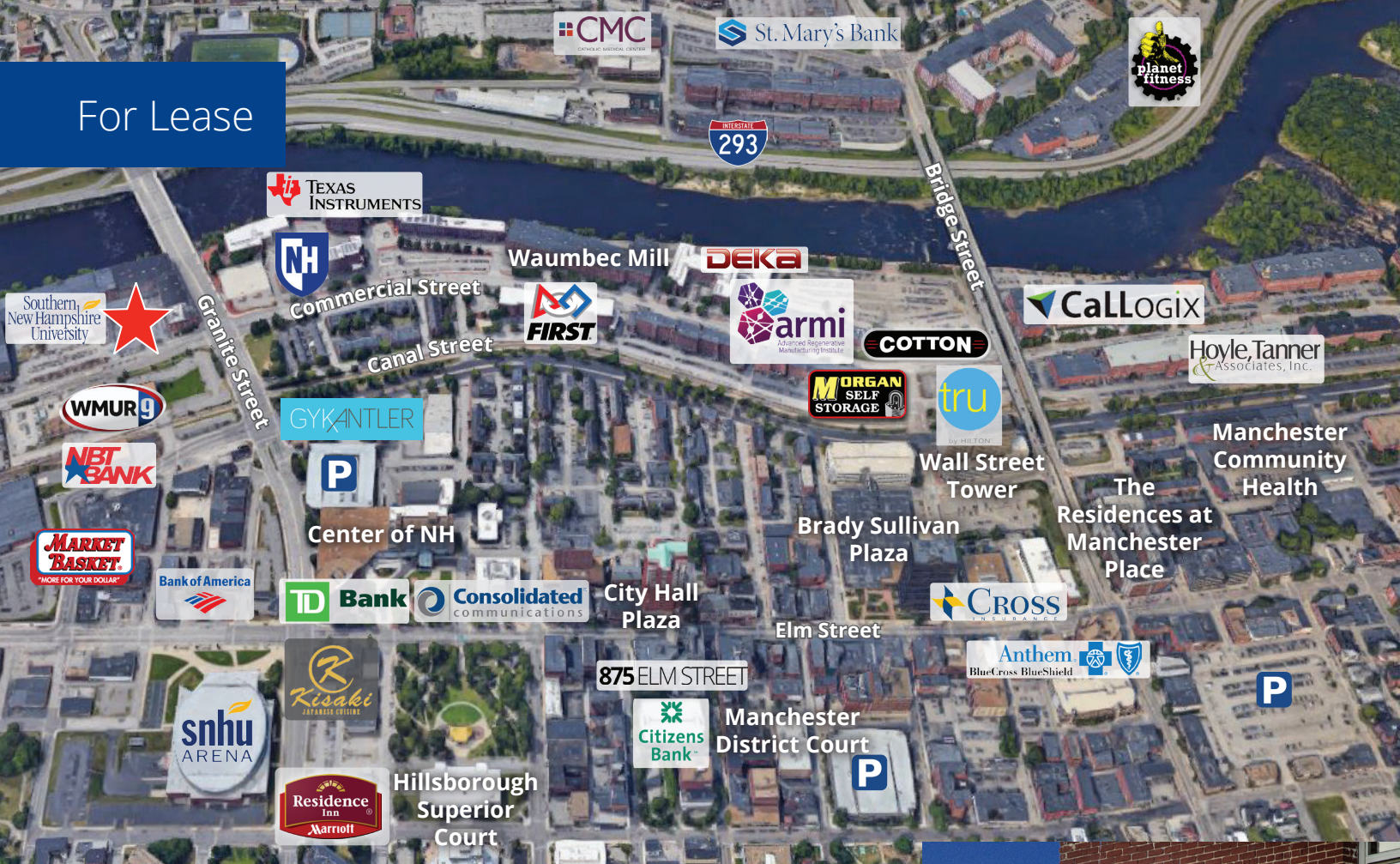
Address:	186 Granite Street
Location:	Manchester, NH 03101
Building Type:	Office
Year Built:	1896
Year Renovated:	2017
Total Building SF:	191,972±
Available SF:	4,884± to 69,850±
Utilities:	Municipal water & sewer Natural gas
Zoning:	AMX Overlay
Parking:	Ample on-site plus additional permitted street and garage spaces paid for by landlord
Lease Rate:	\$19.95 modified gross



360° Virtual Tour
Hover your camera over the code



For Lease



Property Highlights

- 4,884± to 69,850± SF suites available overlooking the Merrimack River
 - 1st floor offers a 28,476± SF suite
 - 2nd floor offers a 9,340± SF and a 27,150± SF suite
 - 3rd floor offers a 4,884± SF suite
- This classic mill building has been beautifully restored and sits at the gateway to the Central Business District of NH's largest city, Manchester
- All suites feature plenty of natural light from an expansive window line, high ceilings, gorgeous wood floors, and exposed brick and beams
- Building boasts 2 passenger elevators and great signage opportunities
- Ample on-site parking available plus additional permitted street and garage spaces paid for by the landlord
- Tenants include Lamont Hanley and Associates, Verdantas, Benchmark Human Services, Crotched Mountain Foundation, Office Alternatives, and Merlin's Ultimate Images



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