



For Lease

# The Sundial Center

## Doug Martin

Vice President  
+1 603 493 8784  
doug.martin@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliers.com

## 1, 25 & 77 Sundial Avenue Manchester, NH

### Property Highlights

- Office space available from 1,450± to 18,087± SF in the Sundial Center, a landmark location serving R&D, office, high technology, and manufacturing needs
- Extensive fiber optic infrastructure offers access to the highest speed networks in the region; large bandwidth network providers on-site
- Building features exposed brick, a high floor-to-window ratio providing natural light, beautiful views of the Uncanoonuc Mountains and the Merrimack River, ample parking, and is handicap accessible
- On-site amenities include Unity Café, property management, and space planning
- Minutes from Manchester-Boston Regional Airport, Elliot Urgent Care at River's Edge, downtown Manchester, and major highways

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Lease



## Specifications

Address:	1, 25 & 77 Sundial Avenue
Location:	Manchester, NH 03103
Building Type:	Office/R&D/commercial
Year Built:	1913
Year Renovated:	2023
Total Building SF:	263,200±
Available SF:	1,450± to 18,087±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Redevelopment District Mixed-Use
Parking:	3 spaces per 1,000 SF
2023 NNN Expenses:	\$6.34 PSF • CAM: \$5.16 • Taxes: \$1.18
Power:	4,000A; 480V
Ceiling Height:	10' to 12'
Column Spacing:	22' x 22'
Elevators:	Two 4,000 lb. freight
Loading Doors:	4 common (dock height)
Lease Rate:	\$9.50 NNN

