



For Sale

Mixed-Use Investment

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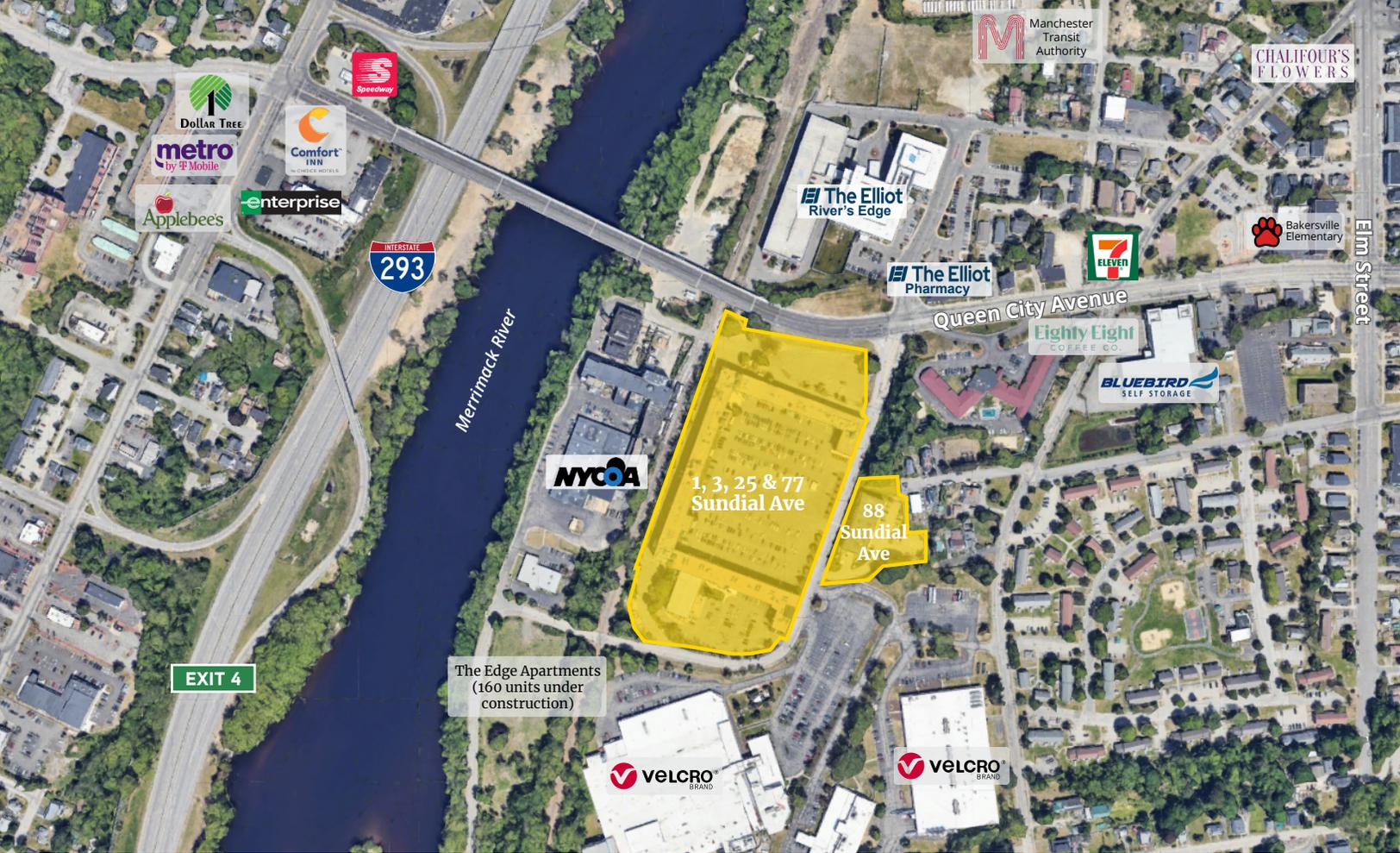
1, 3, 25, 77 & 88 Sundial Ave Manchester, NH

Property Highlights

- The Sundial Center is comprised of 135 luxury residential units & 261,978± SF of commercial space
- Features a 5-year residential vacancy of less than 5%, strong commercial income stream & several notable long-term commercial tenants
- Zoned within a mixed-use redevelopment district, which supports a wide range of future development possibilities
- On-site amenities include ample parking, Unity Café, fitness center (resident use only), storage, property management & space planning
- Minutes from Manchester-Boston Regional Airport, Elliot Urgent Care at River's Edge, downtown Manchester & major highways

Multifamily & office can be sold separately or together
Submit NDA for Offering Memorandum

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.



Specifications

Commercial

Address:	1, 25 & 77 Sundial Ave, Manchester, NH 03103
Year Built/Renovated:	1913/2023
Total Building SF:	263,200±
Parking:	3+ spaces per 1,000 SF
Power:	4,000A; 480V
Elevators:	3 passenger & (2) 4,000 lb. freight
Loading:	4 common (dock height) & 1 drive-in door

Residential

Address:	3 & 88 Sundial Avenue, Manchester, NH 03103
Year Built/Renovated:	3 Sundial Ave: 1913/2017 88 Sundial Ave: 2018
Total Building SF:	3 Sundial Ave: 45,892 88 Sundial Ave: 103,650
Number of Units:	3 Sundial Ave: 87 88 Sundial Ave: 48
Parking:	1-2 spaces per unit
Elevators:	1 passenger in each building
Acreage:	11.99±
Zoning:	Redevelopment District - Mixed Use (RDV)
Utilities:	Municipal water & sewer; natural gas

List Price: Multifamily & office offered separately or together



Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **1, 3, 25, 77 & 88 Sundial Avenue in Manchester, NH**.

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **Sundial Center LP** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **Sundial Center LP**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)

