



For Sublease

# Millyard Office/Tech Space

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## 33 S Commercial Street Manchester, NH

### Property Highlights

- 16,000± to 160,000± SF of updated mill space featuring exposed high ceilings, brick walls, hardwood floors, and expansive window views to the west, including the Merrimack River
- Steps from Northeast Delta Dental Stadium (NH Fisher Cats, Eastern League AA Team), Hilton Garden Inn, and numerous apartments and condos
- Southern New Hampshire University (SNHU) occupied the space for several years and upgraded the building in 2017
- Common bathrooms, numerous breakrooms/kitchenettes, and elevator access to all floors
- Ample parking spaces available in the SNHU garage near Northeast Delta Dental Stadium, as well as some on-site surface level spaces

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# Photos & Specifications



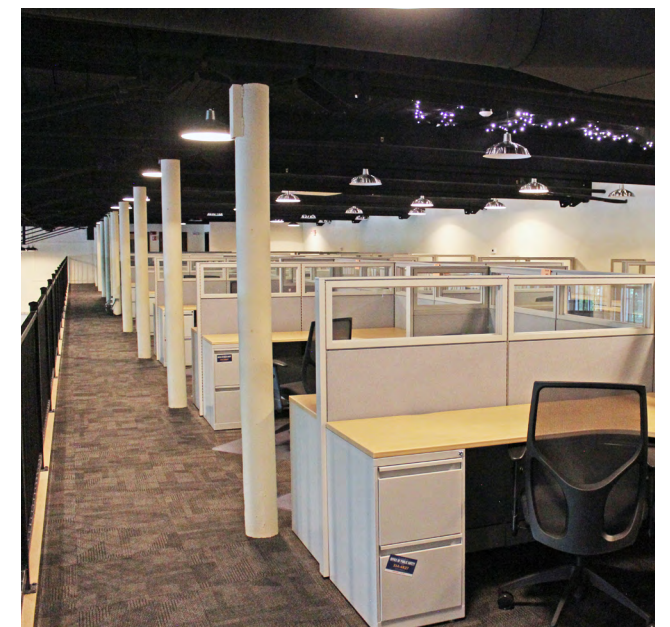
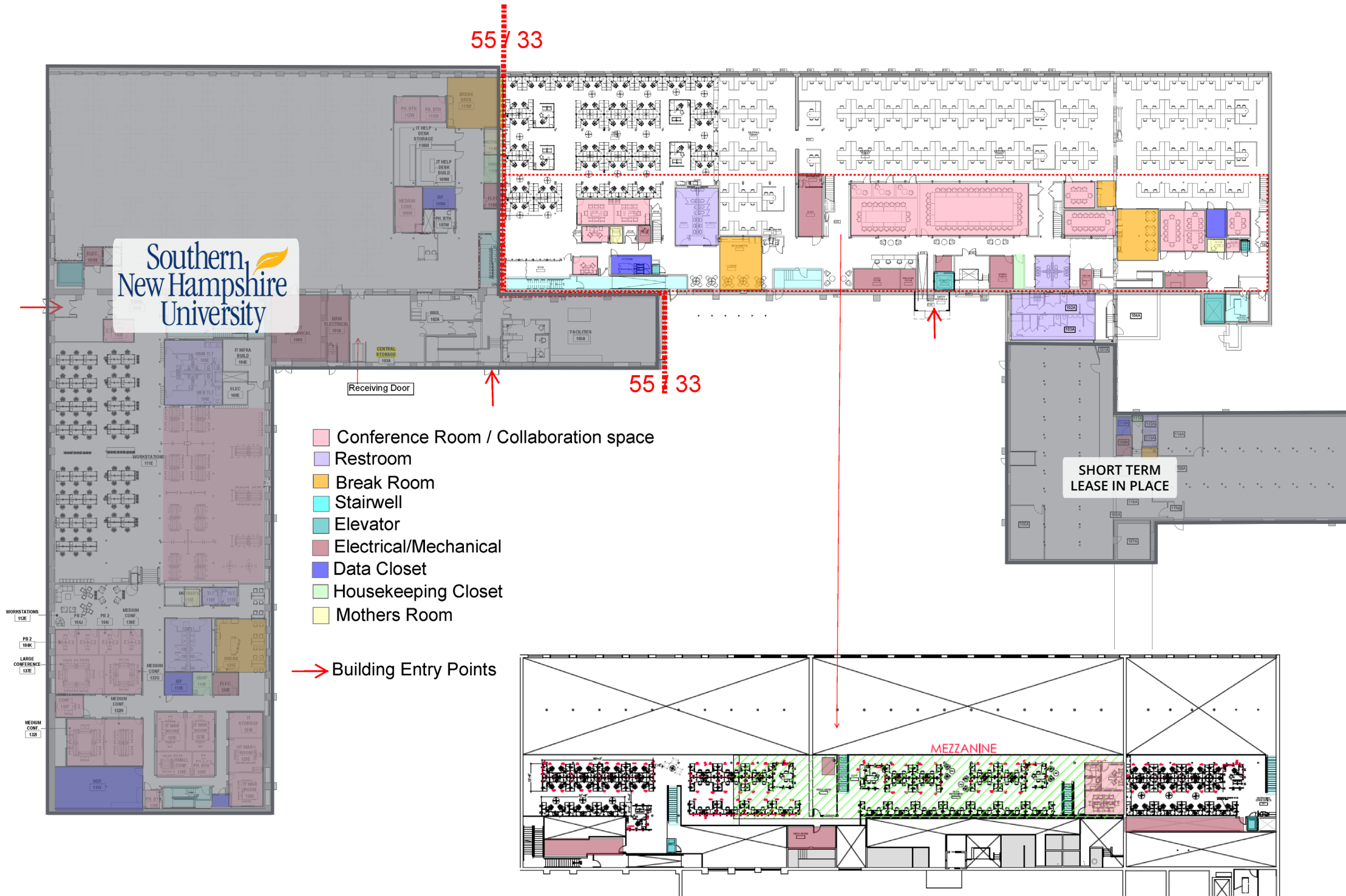
## Specifications

|                     |   |
|---------------------|---|
| Address:            | 33 S Commercial Street  |
| Location:           | Manchester, NH 03101  |
| Building Type:      | Millyard office   |
| Year Built:         | 1800  |
| Year Renovated:     | 2017  |
| Total Building SF:  | 160,989±  |
| Available SF:       | 1st Floor: 34,000± plus mezzanine<br>2nd Floor: 45,000±<br>3rd Floor: 45,000±<br>4th Floor: 34,000±<br>Minimum: 16,000± per floor |
| Elevator:           | Yes   |
| Acreage:            | 2.5±  |
| Utilities:          | Municipal water & sewer<br>Natural gas  |
| Internet Providers: | Comcast & Consolidated Communications   |
| Zoning:             | AMX & AMH overlay   |
| Parking Ratio:      | 5/1,000   |
| Accessibility:      | Right off Exit 5, I-293   |
| Lease Rate:         | \$17.00 gross + internet  |



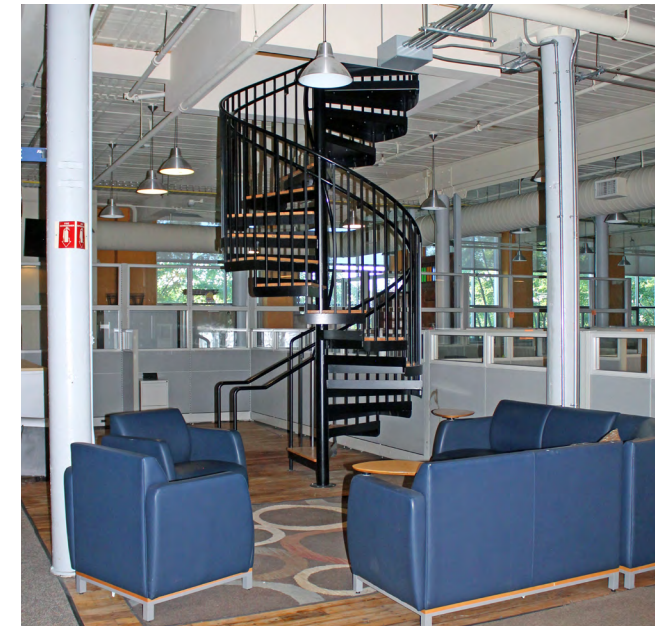
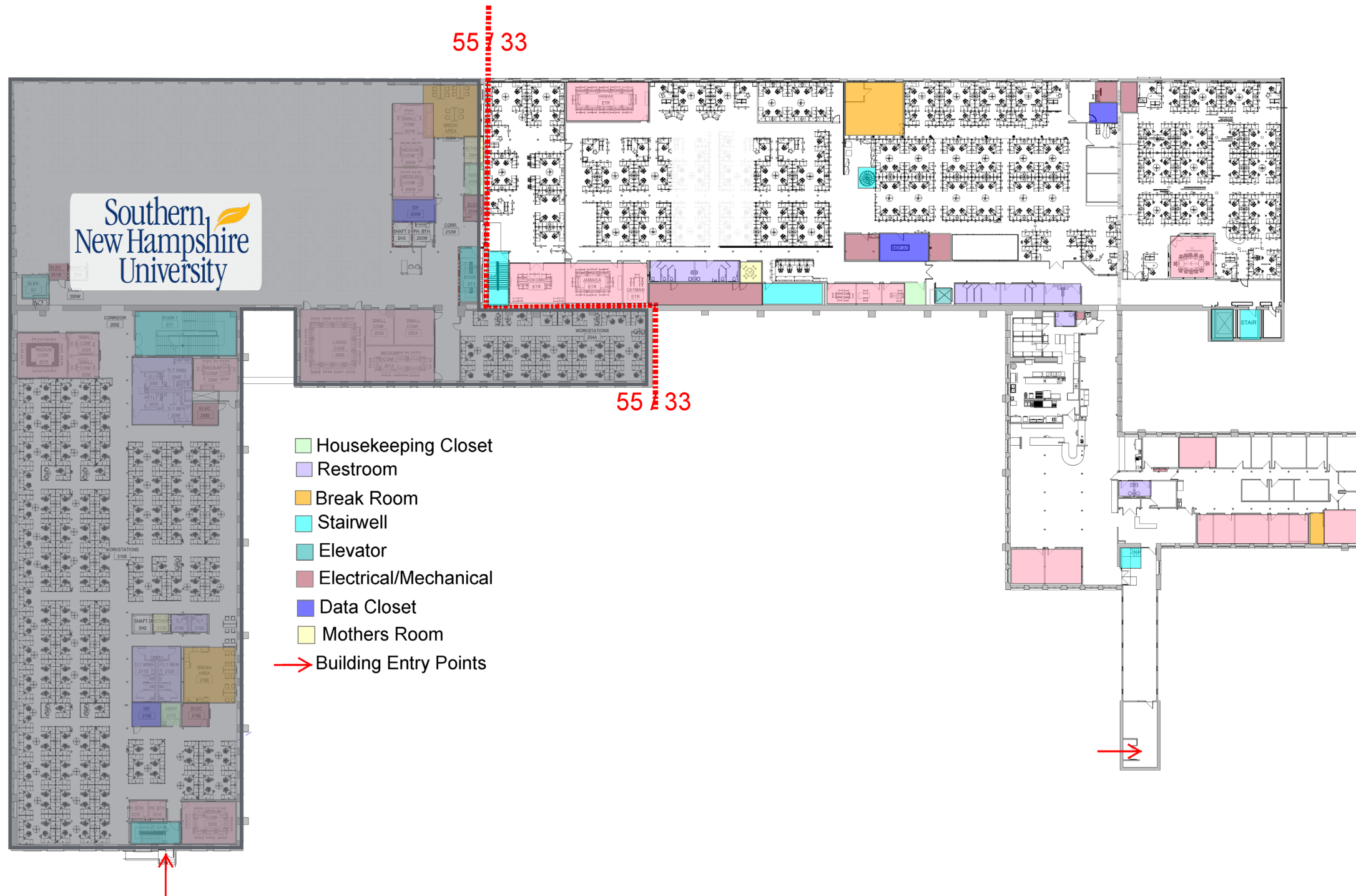


# 1st Floor Plan & Pics



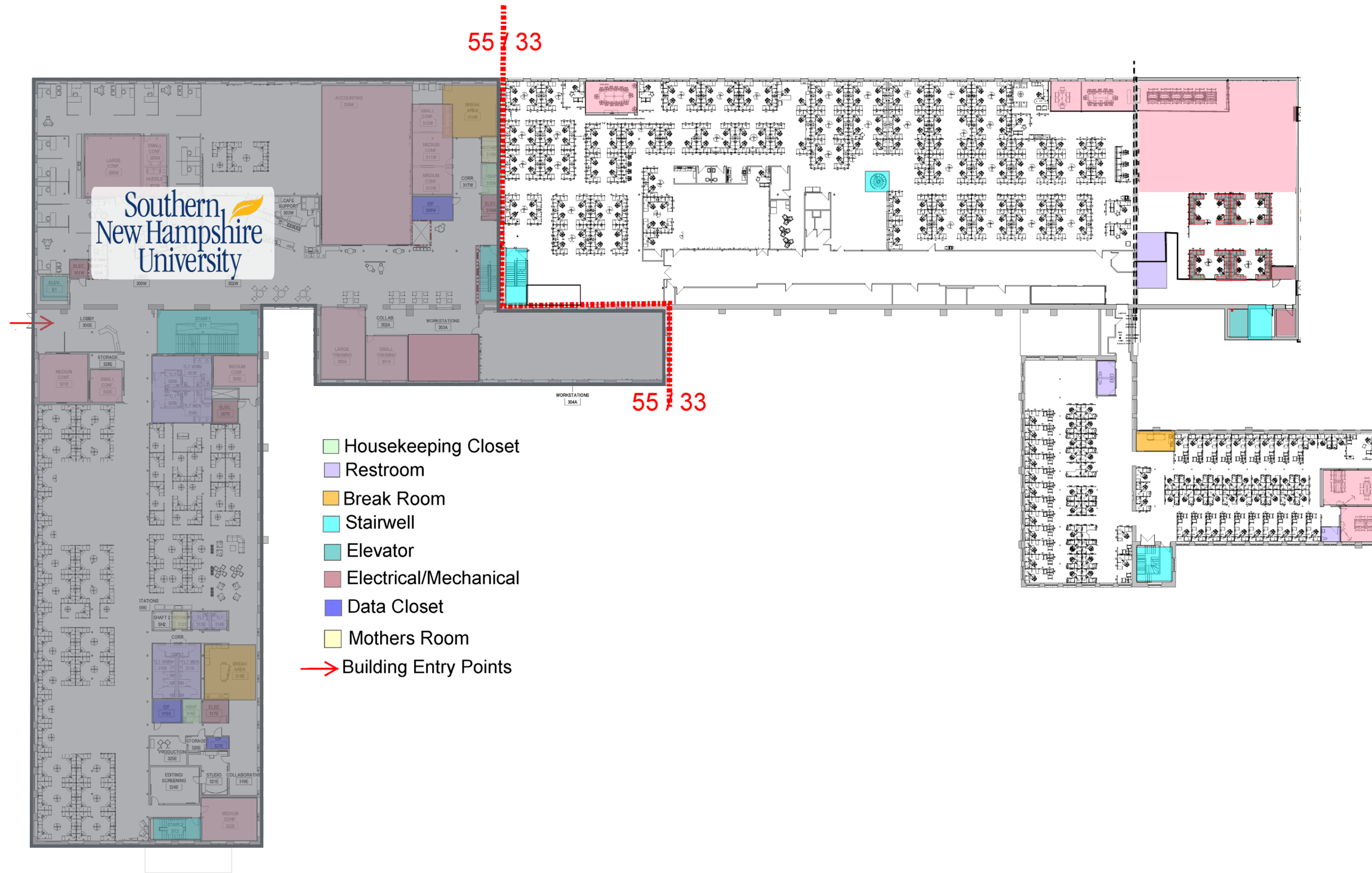


# 2nd Floor Plan & Pics



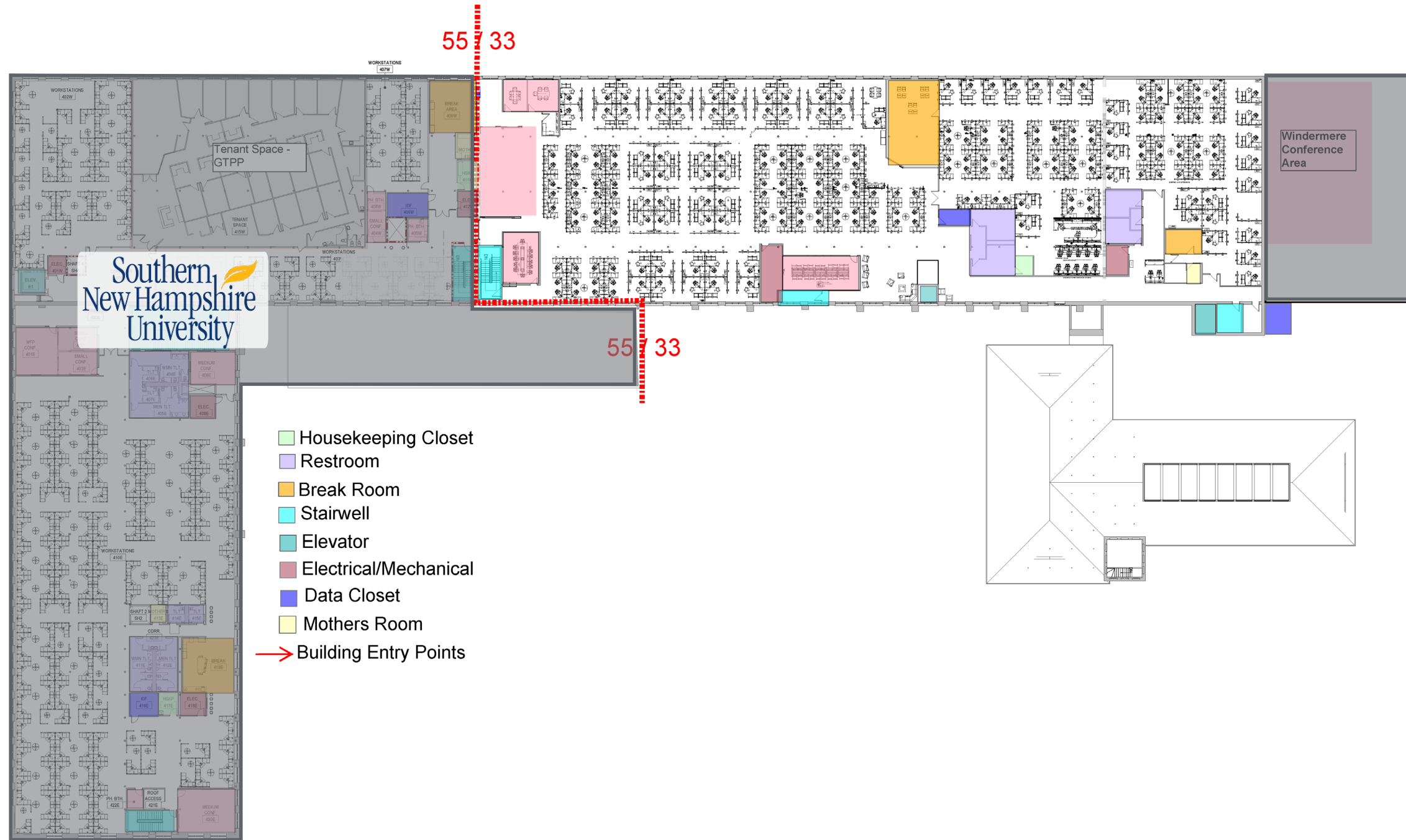


# 3rd Floor Plan & Pics





# 4th Floor Plan & Pics





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