

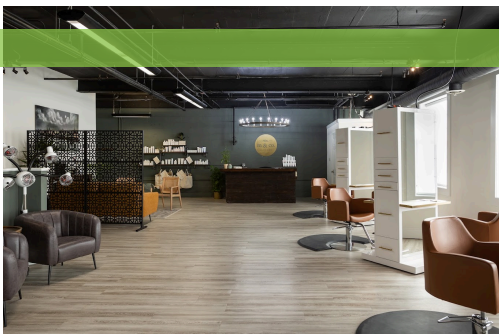
# OFFICE SPACE FOR LEASE

250 COMMERCIAL STREET | MANCHESTER, NH

## The Waumbec Mill

### FEATURES

- ✓ Flexible Floor Plan Options
- ✓ Abundance of Parking
- ✓ On-site Cafe



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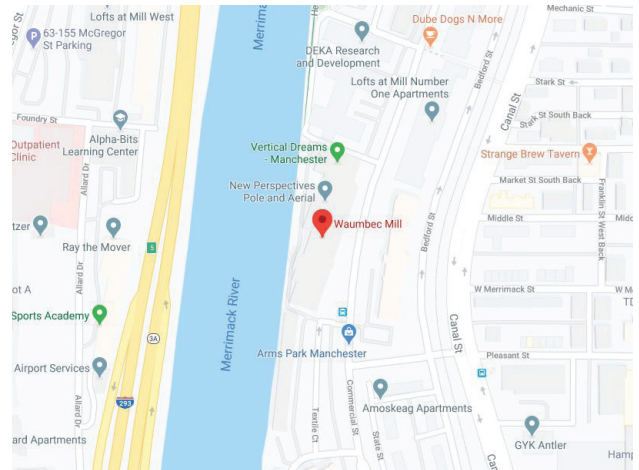
# 250 COMMERCIAL STREET | MANCHESTER, NH

This masterfully restored historic  $\pm 450,000$  historic property boasts modern amenities, brick & beam exposure throughout, and oversized windows overlooking the Millyard or the Merrimack River. This building includes passenger and freight elevators, multiple loading docks,  $\pm 14'$  ceilings, and a café.

Newly available suites range from  $\pm 1,000$  SF to  $\pm 3,000$  SF and virtually everywhere in between. Brady Sullivan offers in-house space planning and design services at no cost.

## SPECIFICATIONS

<b>BUILDING AREA:</b>	$\pm 450,000$ SF
<b>LAND AREA:</b>	3.7 Acres
<b>ZONING:</b>	Mixed use (MXD)
<b>YEAR BUILT:</b>	1898/renovated 1996 & 2007
<b>STORIES:</b>	5 stories
<b>CONSTRUCTION:</b>	Historic mill building, brick and heavy timber construction
<b>ROOF:</b>	Rubber membrane and bitumen asphalt
<b>CEILING HEIGHT:</b>	Predominantly 14 FT
<b>WATER/SEWER:</b>	Municipal
<b>GAS:</b>	Liberty Utilities
<b>ELECTRIC:</b>	2,000-amp, 480-volt, 3 phase power
<b>PARKING:</b>	250 spaces
<b>HEATING:</b>	Gas fired, forced hot water/ baseboard or forced hot air units
<b>FIRE SAFETY:</b>	Wet sprinklers system throughout
<b>ELEVATORS:</b>	1 passenger, 1 freight
<b>SECURITY:</b>	Security cameras & key card access
<b>LOADING:</b>	Two tailboard height dock



*All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.*

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