

For Lease

**Office Space
815 Elm Street, 3rd Floor
Manchester, NH 03101**



- Available:** 1,270 SF on 3rd Floor Front consisting of 2 offices, conference area with bullpen and storage
- Utilities:** Gas heat, AC & electricity included in the rent.
- Zoning:** CBD – Commercial Business District
- Lease Rate:** \$1,905.00 Per Month Full-Service Gross includes 3 parking spaces.
- Comments:** Great office space overlooking Elm Street. Great views of the city. This property is minutes to Route 293 and is located in the Historic downtown Manchester area just 2 blocks from the SNHU Arena. Parking available behind the building. Building security system. Storage available.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
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The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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Office Space 815 Elm Street, 3rd Floor Manchester, NH 03101



Building Data:

Available: 1,270 SF on 3rd floor front of 6 story office building
Composition: Vinyl double hung windows with fluorescent lighting, carpet & painted sheetrock walls.
Features: State of the art voice and data, T1 lines, fiber optics, security door lock, 6th floor attic storage.
Elevator: Elevator service to all floors.

Site Data:

Signage: Available per city codes and landlord approval
Frontage: 37 Feet on Elm Street
Parking: Three (3) parking spaces available onsite, street parking available
Zoning: CBD

Utilities:

Water & Sewer: Municipal
Power: Eversource, 200-amp 110v single phase
Heating: Natural gas, heat pumps
Fire: Wet sprinkler

Lease Information:

Rate: \$1,905.00 Per month Full-Service Gross includes 3 parking spaces
Taxes, Cam, Insurance & Utilities: Included in rent



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