

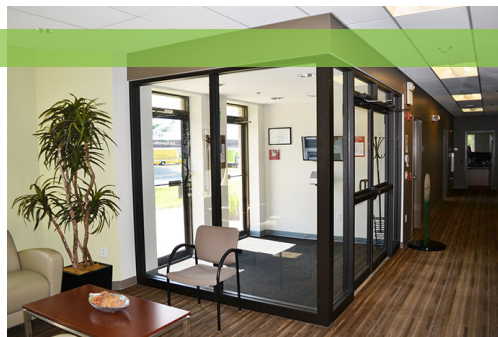
OFFICE SPACE FOR LEASE

2 COLLEGE PARK DRIVE | HOOKSETT, NH

99,372 SF Available

FEATURES

- ✓ Full On-site Cafe
- ✓ Located in a Natural Setting
- ✓ Abundance of Parking



www.bradysullivan.com



670 N. Commercial Street, Suite 303
Manchester, NH 03101
603-622-6223

BRADY SULLIVAN
P R O P E R T I E S

2 COLLEGE PARK DRIVE | HOOKSETT, NH

Located at the northern edge of Manchester, New Hampshire, this 99,372 SF Class-A office sits on a well-manicured 35 acre campus. Modern office design, including 360 degree window lines offer natural light throughout the building. Adjacency to Interstate 93 offers tenants a central hub to attract employees from all over New Hampshire.

Excellent option for a company looking to relocate their headquarters to tax friendly New Hampshire, while still remaining just 15 minutes from the Manchester Boston Regional Airport. Tenants will enjoy a quiet natural setting while still remaining only 10 minutes to Concord to the north and 10 minutes to Manchester to the south.

SPECIFICATIONS

BUILDING AREA:	+99,372 SF
LAND AREA:	35 Acres
ZONING:	Multi-Use District (MUD1)
YEAR BUILT:	1986
STORIES:	3 stories
CONSTRUCTION:	Structural Steel Frame and Masonry
ROOF:	Rubber Membrane Predominantly
CEILING HEIGHT:	14 FT
WATER/SEWER:	Municipal
GAS:	National Grid
ELECTRIC:	PSNH
PARKING:	400 Spaces (Expandable)
HEATING:	Gas Fired, Forced Hot Air
FIRE SAFETY:	Dry Sprinkler System Throughout
ELEVATORS:	2 Passenger, 1 Service Elevator
SECURITY:	24/7 Keycard Access
LOADING:	One Tailboard Height Dock
GENERATOR:	One Backup Generator that Services the Entire Building



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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P R O P E R T I E S

For more information, please contact:

Charles Panasis

603-799-6926 cpanasis@bradysullivan.com

James Tobin

603-315-4668 jtobin@bradysullivan.com

Derek Lawton

978-319-2508 dlawton@bradysullivan.com

Jamison Bibaud

603-715-6652 jbibaud@bradysullivan.com