

# For Lease

**Commercial Space  
21 Central Street  
Manchester, NH 03101**



<b>Available Space:</b>	<b>1,600 SF / First Floor</b>
<b>Type/Use:</b>	<b>Office / Retail / Service Retail</b>
<b>Zoning:</b>	<b>CBD</b>
<b>Parking:</b>	<b>On Street</b>
<b>Lease Rate:</b>	<b>\$23.50 PSF NNN</b>
<b>Comments:</b>	<b>Street level retail/office space in one of Manchester's latest commercial developments in the heart of downtown Manchester, next to SNHU Arena and Double Tree Hotel.</b>



## **Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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# For Lease

**Commercial Space  
21 Central Street  
Manchester, NH 03101**

## **Building Data:**

Available Space:	1,600 SF Street Level
Type / Use:	Retail / Office
Ceiling Height:	10'
Windows:	Fix insulated
Walls:	Sheetrock primed
Flooring:	Concrete
Special Features:	Space can be subdivided
Composition:	Open Concept

## **Site Data:**

Signage:	On entry door
Frontage:	Central Street
Parking:	Street Parking
Zoning:	CBD

## **Utilities:**

Water:	Municipal
Sewer:	Municipal
Power:	200-amp single phase 110/208v
Lights:	TBD
Heating:	Electric heat pump
AC:	Electric heat pump
Alarms:	TBD
Sprinklers:	Yes
Communications:	Comcast & Fidium

## **Lease Information:**

Rate:	\$23.50 PSF NNN
Taxes, Cam & Ins:	TBD
Utilities:	Tenant pays Heat and Electricity



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