For Lease

Victorian Office Building
1855 Elm Street
Manchester, NH 03104

Available Space:	**5,000 SF (1st & 2nd Floor)**
Type/Use:	**Office**
Zoning:	**R-3**
Parking:	**13 Onsite spaces plus street parking.**
Lease Rate:	**$22.50 PSF (1st & 2nd Floor) Full-Service Gross**
Comments:	**Beautiful Victorian North End Elm Street office location. Once home to Stebbins Commercial Properties LLC. Cozy Comfortable work environment, minutes to I93 and Rte. 293 and downtown.**

Stebbins Commercial Properties LLC
730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

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.

For Lease

Victorian Office Building
1855 Elm Street
Manchester, NH 03104

Building Data:

Available Space:	5,000 SF
Type / Use:	Office
Ceiling Height:	7'- 9'
Windows:	Thermal Pane
Walls:	Brick & Painted Sheetrock
Flooring:	Carpet
Composition:	**1st & 2nd floors** have reception area, common workspace, two bathrooms, conference room, six private offices and storage.

Site Data:

Signage:	On door and on large front lawn sign
Lot Size:	.27 Acres
Parking:	20 Onsite spaces plus street parking
Zoning:	R-3

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	Eversource
Lights:	LED
Heating:	Gas
AC:	Central
Alarms:	No
Sprinklers:	No
Communications:	Comcast

Lease Information:

Rate:	$22.50 PSF (1st & 2nd Floor) Full-Service Gross
Taxes, Cam, Ins & Utilities:	Included in Rent

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