

For Sublease

Waumbec Mill Office Space

Cassandra Farley

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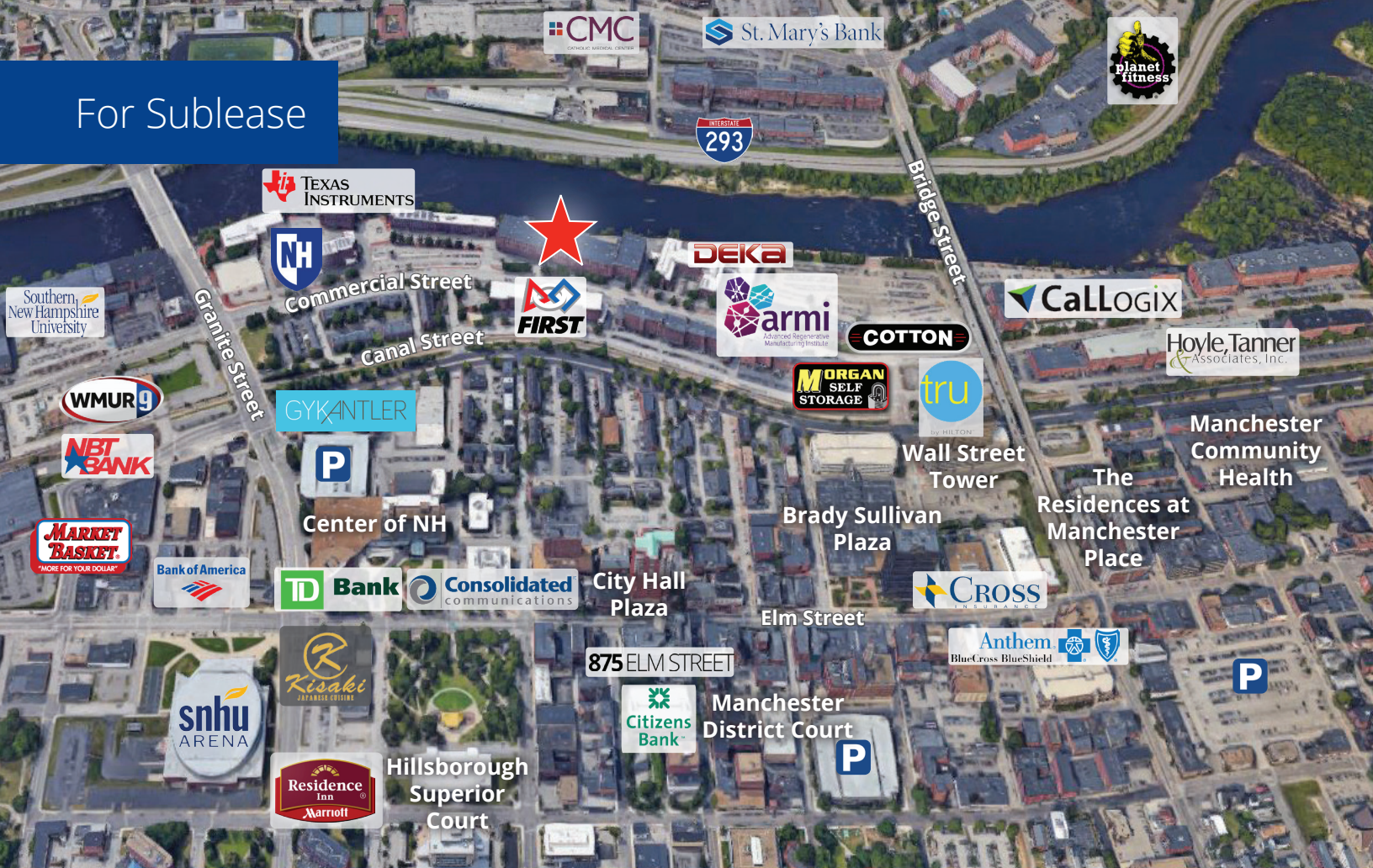
250 Commercial Street Manchester, NH

Property Highlights

- Office space available for sublease on the 3rd floor of the beautifully restored Waumbec Mill located in the heart of Manchester's historic millyard
- Suite 3005E is 2,573± SF and consists of private offices, open space, and shared restrooms
- Features plenty of natural light, high ceilings, exposed brick and beams, wood floors, and flexible open layouts making it ideal for creative and professional office use
- On-site amenities include strong signage potential, passenger and freight elevators, and ample parking with 6 reserved spaces
- Located right off I-293 and walkable to downtown cafés and restaurants, riverfront trails, and more

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Specifications

Address:	250 Commercial Street
Location:	Manchester, NH 03101
Building Type:	Office/flex
Year Built/Renovated:	1897/2019
Total Building SF:	450,000±
Available SF:	Suite 3005E: 2,573±
Floors:	5
Utilities:	Municipal water & sewer Natural gas; HVAC
Zoning:	Mixed-Use
Parking:	6 reserved spaces
Elevator:	Yes
Ceiling Height:	14'±
Column Spacing:	10' x 20'
Power:	2,000A; 480V; 3 phase
Sprinklers:	Wet system
Sublease Rate:	\$3,900/month full gross
Sublease Term:	October 31, 2026



Contact us:

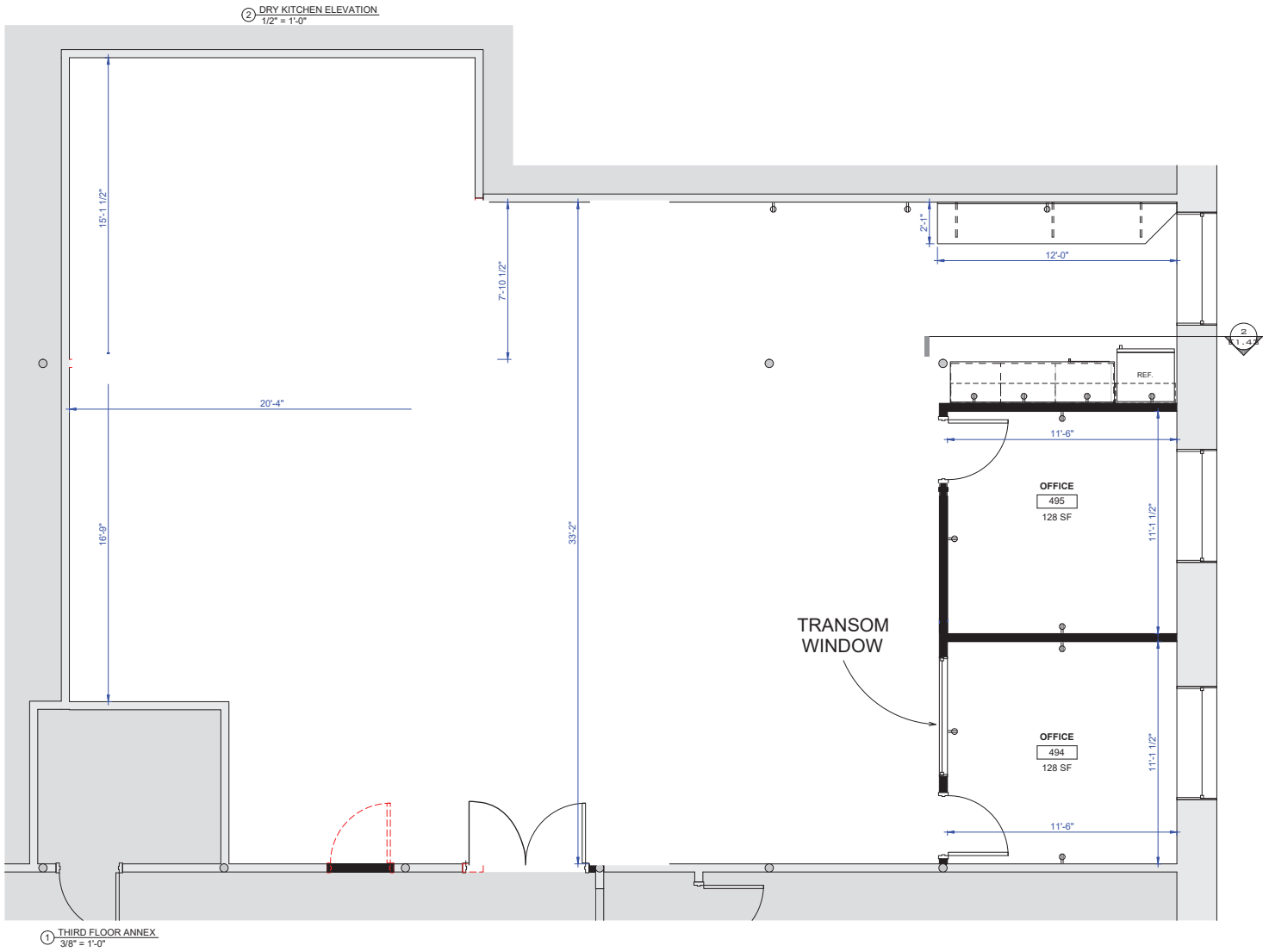
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Floor Plan



LEGEND	
	NOT IN SCOPE
	PROPOSED WALLS - FULL HEIGHT
	EXISTING ITEMS
	PROPOSED WALL - 8' HIGH
	DEMO ITEMS
	NEW DOOR AND FRAME
	EXISTING DOOR AND FRAME TO REMAIN



Brady Sullivan Properties
670 N. Commercial Street
Manchester, nh 03101
603.622.6223



Owner
BRADY SULLIVAN PROPERTIES

Project
WAUMBEC MILL

250 Commercial St., Manchester, NH
03101

Scale

Issues	Description

Revisions	Date	Description

Drawing Title
SUITE 3005 E-F-G

Issue Date:	8-20-2021
Project No.:	8-20-2021
Project Name:	Waumbec Mill
Project Manager:	
Project Architect:	
Project Engineer:	
Project Designer:	
Project Checker:	
Project Approver:	
Project Date:	

Drawing Number
E1.43