

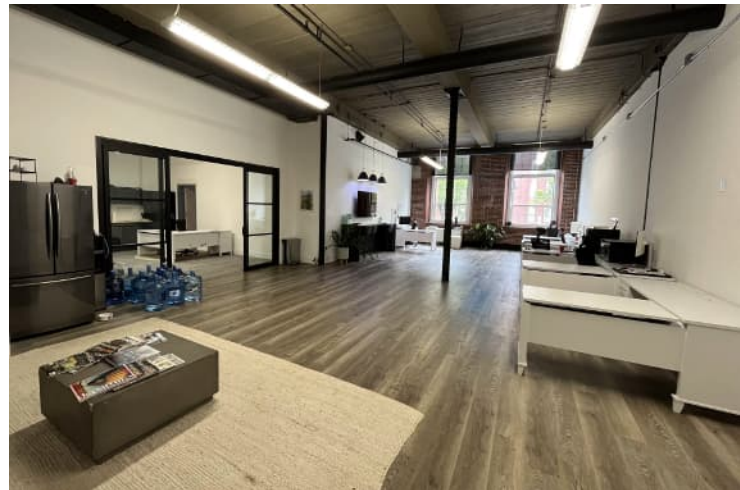
WAUMBEC MILL

250 COMMERCIAL STREET | MANCHESTER, NH

OFFICE SPACE FOR LEASE

FEATURES

- ✓ Exposed Brick & Beam Construction
- ✓ Ceiling Heights Up to 14'±
- ✓ River & Millyard Views



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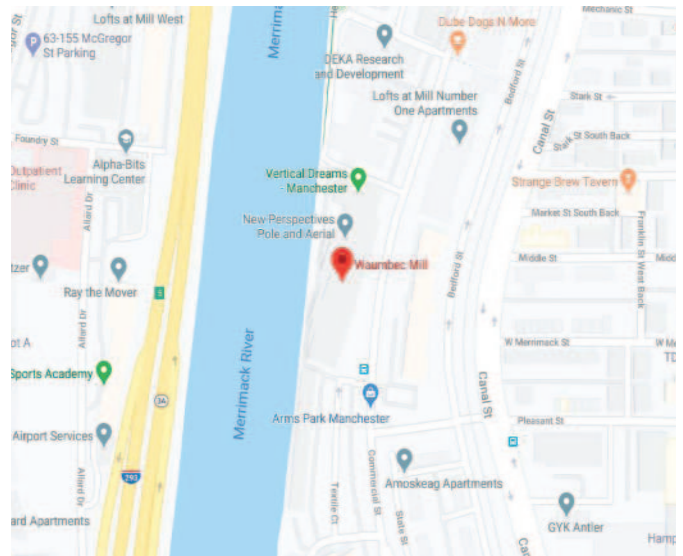
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250 COMMERCIAL STREET | MANCHESTER, NH

450,000± SF historic brick-and-beam property thoughtfully restored to offer modern office space with character. The building features exposed brick, oversized windows with views of the Millyard and Merrimack River, and ceiling heights up to 14± feet. Amenities include passenger and freight elevators, multiple loading docks, and an on-site café. Available suites range from 1,000± SF to 3,000± SF, with flexible configurations to accommodate a variety of users. Turnkey fit-up, space planning, and design services are available through ownership.

SPECIFICATIONS

BUILDING SIZE:	450,000± SF
AVAILABLE SF:	Suite 2008 1,790± SF; Suite 2016: 1,790± SF, Suite 2023: 1,500± SF; Suite 3005E: 2,573± SF; Storage 3: 638± SF
ACREAGE:	3.7 Acres
ZONING:	MILL - Millyard District
YEAR BUILT:	1898 (Renovated in 1996 & 2007)
STORIES:	5
ELEVATORS:	1 Passenger, 1 Freight
LOADING:	Two Tailboard-height Docks
CEILING HEIGHT:	14'±
UTILITIES:	Municipal Water & Sewer, Gas (Liberty Utilities)
POWER:	2,000A, 480V, 3-phase
PARKING:	250 Spaces
HVAC:	Gas-fired, Forced Hot Water/ Baseboard or Forced Hot Air Units
FIRE PROTECTION:	Wet Sprinkler System
SECURITY:	Security Cameras & Key Card Access



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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