

# 2 Wall St

## 2 Wall St , Manchester, NH 03101



Listing ID: 1982135  
 Property Type: Office For Lease  
 Office Type: Office Building  
 Rental Rate: \$19 PSF (Annual)  
 Monthly Rent: \$2,913.33 - 33,250  
 Lease Types: Modified Gross  
 Contiguous Space: 1,840 - 21,000 SF  
 Total Available: 42,500 SF



### Property Overview

Located in the heart of the central business district of Manchester, this first class office building boasts a two story marble atrium, on-site parking and an expansive window line. Up to 42,500 +/- SF of class A office space is currently available for lease. Take advantage of one of the only downtown locations with the convenience of on-site parking.

### Property Details

#### General Information

Listing Name:	2 Wall St	Building Name:	2 Wall St
Office Type:	Office Building, General	Class of Space:	Class A
Zoning:	Business	Building Size (RSF):	61,201 SF

#### Available Space

Suite/Unit Number:	2nd Floor	Lease Rate:	\$19 PSF (Annual)
Space Available SF:	9,860 SF	Date Available:	02/01/2010
Minimum Divisible SF:	9,860 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	9,860 SF	Space Type:	Relet

#### Available Space

Suite/Unit Number:	1st floor	Lease Rate:	\$19 PSF (Annual)
Space Available SF:	1,840 SF	Date Available:	01/01/2009
Minimum Divisible SF:	1,840 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	1,840 SF	Space Type:	Relet

#### Available Space

Suite/Unit Number:	3rd Floor	Lease Rate:	\$19 PSF (Annual)
Space Available SF:	21,000 SF	Date Available:	01/01/2009
Minimum Divisible SF:	21,000 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	21,000 SF	Space Type:	Relet

#### Available Space

Suite/Unit Number:	4th Floor	Lease Rate:	\$19 PSF (Annual)
Space Available SF:	9,800 SF	Date Available:	01/01/2009
Minimum Divisible SF:	9,800 SF	Lease Type:	Modified Gross
Maximum Contiguous SF:	9,800 SF	Space Type:	Relet

### Area & Location

Site Description: Has Sprinklers

### Building Related

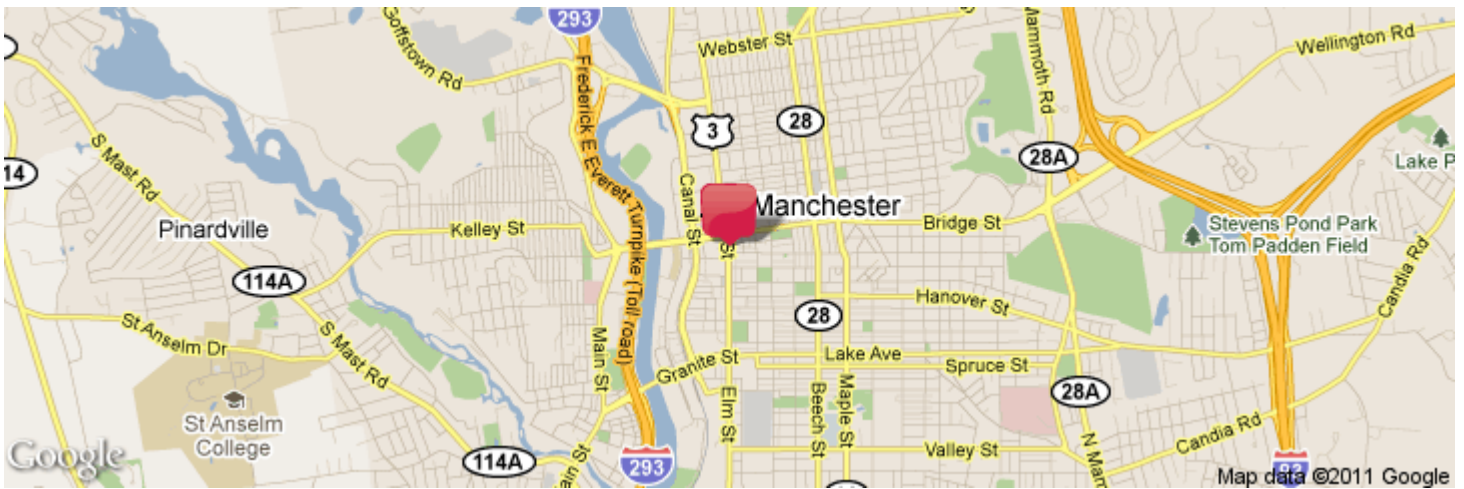
Tenancy:	Multiple Tenants	Total Parking Spaces:	156
Number of Stories:	4	Passenger Elevators:	2
Year Built:	1984	Fire Sprinklers:	Fully - Wet
Parking Ratio:	2.55		

### Land Related

Storm Sewers: False

### Location

Address:	2 Wall St Manchester, NH 03101	County:	Hillsborough
		MSA:	Manchester-Nashua



## Property Images



1280622



1276332

## Property Contacts



**Roger Dieker**  
CB Richard Ellis  
2 Wall Street  
Manchester, NH 03101  
(603) 540-8315 [M]  
(603) 792-2604 [O]  
roger.dieker@cbre-ne.com



**Michael Tamposi**  
CB Richard Ellis  
2 Wall Street  
Manchester, NH 03101  
603-792-2602 [O]  
mike.tamposi@cbre-ne.com