

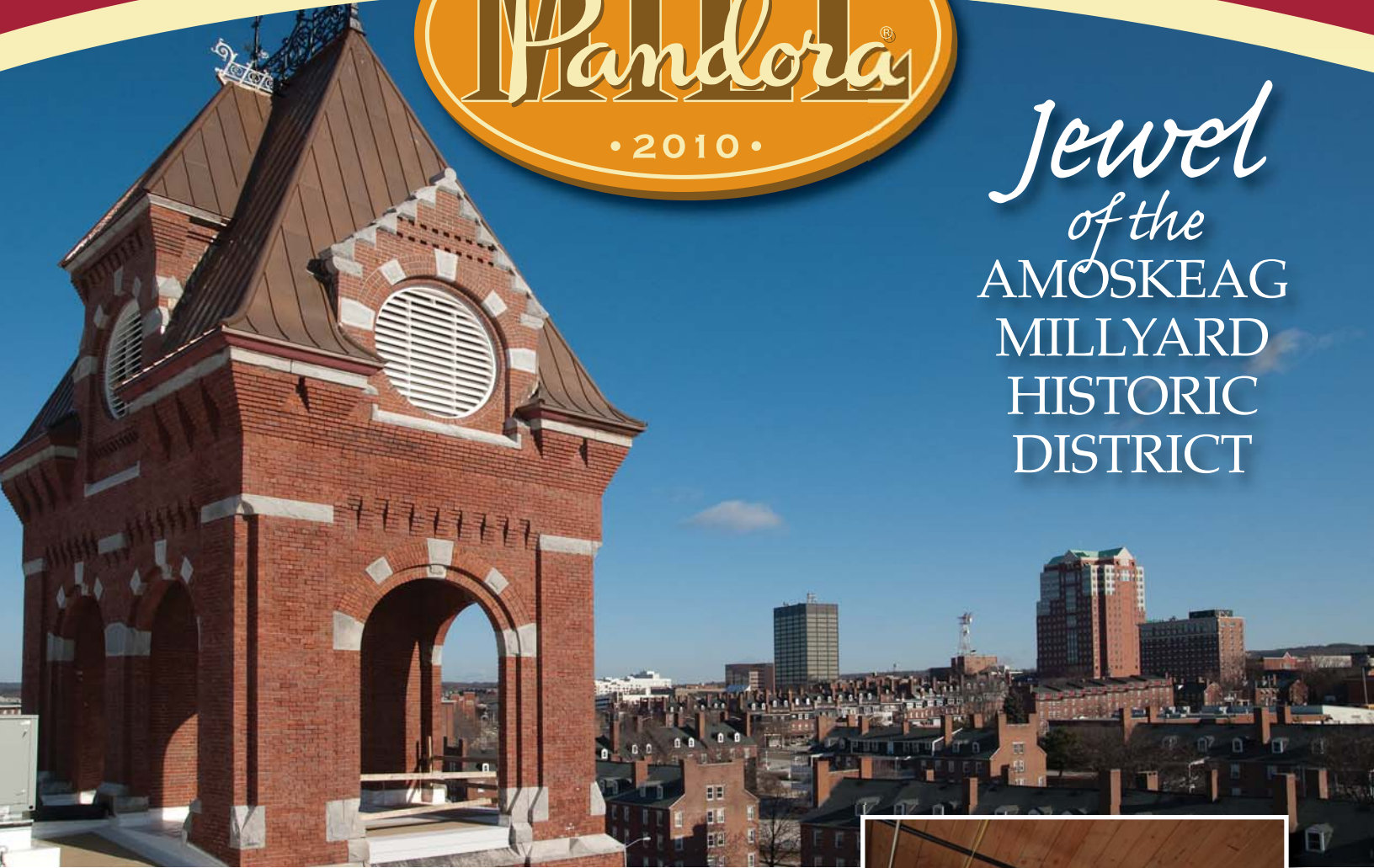
CLASS-A OFFICE SPACE  
130,000± SF

• 1850 •

**MILL**  
*Pandora*<sup>®</sup>

• 2010 •

*Jewel*  
*of the*  
AMOSKEAG  
MILLYARD  
HISTORIC  
DISTRICT



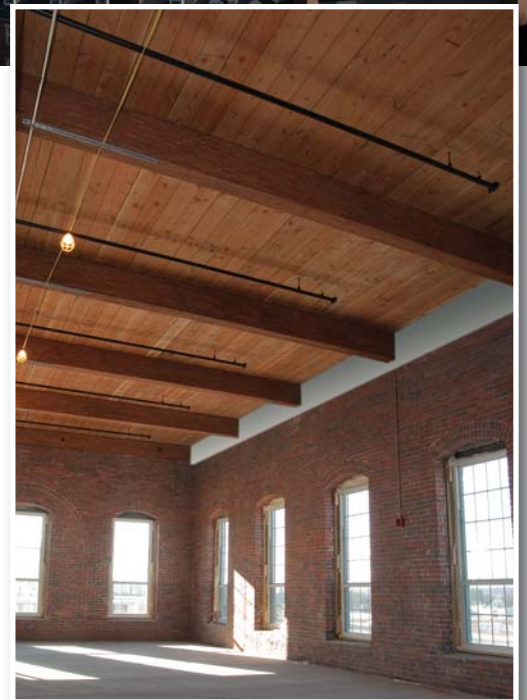
## THE HISTORIC PANDORA MILL

is the jewel of the Amoskeag Millyard Historic District. As the landmark structure of Manchester, its copper tower is visible throughout the city and beyond. The building was built in 1850 and is currently in the middle of a multi-million dollar modernization effort. The building is located at the prominent intersection of Granite and Commercial Streets, and represents a key component in Manchester's Gateway / Technology Center.

**FOR MORE INFORMATION, PLEASE CONTACT:**

1850 Associates

**603-669-9000**



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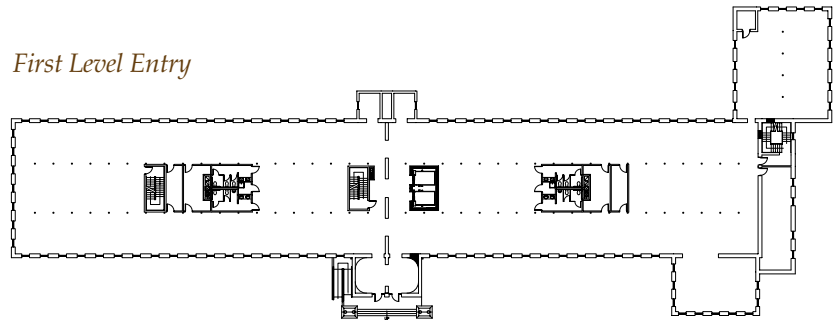
# PANDORA MILL *Manchester, NH*



## SPECIFICATIONS

- Building Area:** 130,000± sf 6-story building of Class-A office space
- Year Built:** 1850
- Zoning:** Millyard Mixed Use District
- Utilities:** Municipal water and sewer
- Electric:** 2000 amp, 480 volt three phase, Public Service of New Hampshire
- Natural Gas:** National Grid

*First Level Entry*



- Construction:** Renovation strategies include historic masonry repair, energy efficient building envelope, rooftop solar photovoltaic panels, new operable windows, heat island reducing roofing, rainwater collection and reuse, state of the art heating, ventilation, and air conditioning systems, and digital controls systems to maximize building performance.

The building is registered in the United States Green Building Council's LEED (Leadership in Energy and Environmental Design) building certification program and is currently on track to earn a LEED Silver certification.

- HVAC:** Energy Efficient water source heat pump with Energy Recovery Ventilation
- Lighting:** Fluorescent
- Elevators:** Two state-of-the-art Otis Gen2 environmentally friendly, quiet, high-speed (350 feet per minute), 5000 lbs capacity
- Sprinkler:** Wet system throughout

- Other:**
- The Pandora Mill is within the Manchester Central Business District and boasts ample owner-controlled parking.
  - Located conveniently to Route 293 and the I-93 corridor
  - Other amenities nearby include hotels, sports venues, galleries, retail shops, dining, and public transportation.
  - Corporate neighbors include AutoDesk, Texas Instruments, and DEKA Research and Development.

