

For Lease

Office Space 228 Maple Street, 1st Floor Manchester, NH



Building Size:	26,103 SF
Space Available:	5,000 SF on 1st Floor
Site Acres:	0.70 Acres
Type / Use:	Office / R&D
Utilities:	Tenant pays electricity only.
Zoning:	B-2
Parking:	200+ Open spaces on site.
Lease Rate:	\$8.50 PSF NNN - <i>Just reduced!</i>
Comments:	Beautiful historic office building.



Stebbins Commercial Properties, Inc.

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
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For Lease

Office Space

228 Maple Street, 1st Floor
Manchester, NH

Building Data:

Total Building Size:	26,103 SF
Available Space:	5,000 SF
Construction Type:	Brick/Masonry
Construction Year:	1890
Ceiling Height:	8 Feet
Windows:	Sealed / thermopane
Interior Finish:	Drywall painted
Flooring:	Carpet / Vinyl
Elevator:	Yes
Features:	9 offices, conference room, kitchen, reception area, large open area, storage.

Site Data:

Signage:	On exterior and interior directory and at office entry.
Parking:	Ample
Zoning:	Business
Map & Lot:	0107 / 0001

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	120 / 100 amp
Lights:	Fluorescent
Heating:	Gas / Forced hot air
AC:	Central Air
Alarms:	Yes
Sprinklers:	Yes, wet
Communications:	Prewire telephone and computer.

Lease Information:

Rate:	\$8.50 PSF NNN
Taxes:	\$1.62 PSF
CAM & Ins:	\$3.71 PSF



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