

# For Lease

## Office Space 608 Chestnut Street Manchester, NH



|                         |   |
|-------------------------|---|
| <b>Building Size:</b>   | <b>23,198 SF</b>  |
| <b>Space Available:</b> | <b>6,040 SF Office Space on 2<sup>nd</sup> floor, sub-dividable</b><br><b>a) 2,666 SF on 2<sup>nd</sup> floor</b><br><b>b) 2,646 SF on 2<sup>nd</sup> floor</b><br><b>c) 728 SF on 2<sup>nd</sup> floor</b> |
| <b>Utilities:</b>       | <b>Tenant pays electricity only.</b>  |
| <b>Zoning:</b>          | <b>R-3 Residential</b>  |
| <b>Parking:</b>         | <b>Parking On Site</b>  |
| <b>Lease Rate:</b>      | <b>\$12.50 PSF Gross plus electricity</b>   |
| <b>Comment:</b>         | <b>Landlord to provide \$10.00 PSF fit up allowance to qualified prospect.</b>  |



### Stebbins Commercial Properties, Inc.

730 Pine Street  
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P (603) 669-6323 F (603) 622-4556  
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# For Lease

## Office Space 608 Chestnut Street Manchester, NH

### Building Data:

|                      |  |
|----------------------|--|
| Total Building Size: | 23,198 SF  |
| Available Space:     | 6,040 SF on 2 <sup>nd</sup> floor, subdividable            |
| Structure:           | Three story building historic school conversion to office. |
| Ceiling Height:      | Variable   |
| Windows:             | Combination thermopane                                     |
| Ceiling:             | Suspended / plaster  |
| Flooring:            | Carpet and hardwood  |
| Elevator:            | Passenger to all floors                                    |
| Dock doors:          | Loading area: lower level – one drive-in door              |

### Site Data:

|           |                             |
|-----------|-----------------------------|
| Lot Size: | .73 Acres                   |
| Frontage: | 232 Feet on Chestnut Street |
| Parking:  | On Site                     |
| Zoning:   | R-3 Residential             |

### Utilities:

|                 |   |
|-----------------|---|
| Water:          | Municipal                                 |
| Sewer:          | Municipal                                 |
| Power:          | 240 Volt; 600 Amps                        |
| Lights:         | Recessed / track / fluorescent            |
| Heating:        | Central closed loop by gas                |
| AC:             | Central closed loop by gas                |
| Alarms:         | Yes                                       |
| Sprinklers:     | Yes                                       |
| Communications: | Category 5 wiring, voice & data in place. |

### Lease Information:

|            |                                 |
|------------|---------------------------------|
| Rate:      | \$12.50 PSF plus electricity    |
| Taxes:     | Included                        |
| CAM & Ins: | Included                        |
| Utilities: | Electric direct bill from PSNH. |



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