

OFFICE FOR SUBLEASE

80 Canal Street Manchester NH

BUILDING DATA

Space available: 2,500 - 5,050+/- SF
Type Const: Steel/Concrete
Age of Bldg: 1971+/-
Ceiling Height: Typical for Office
Ext/Int Finish: Brick/Unfinished
Flooring: Cement
Heat A/C: Gas/Electric

SITE DATA

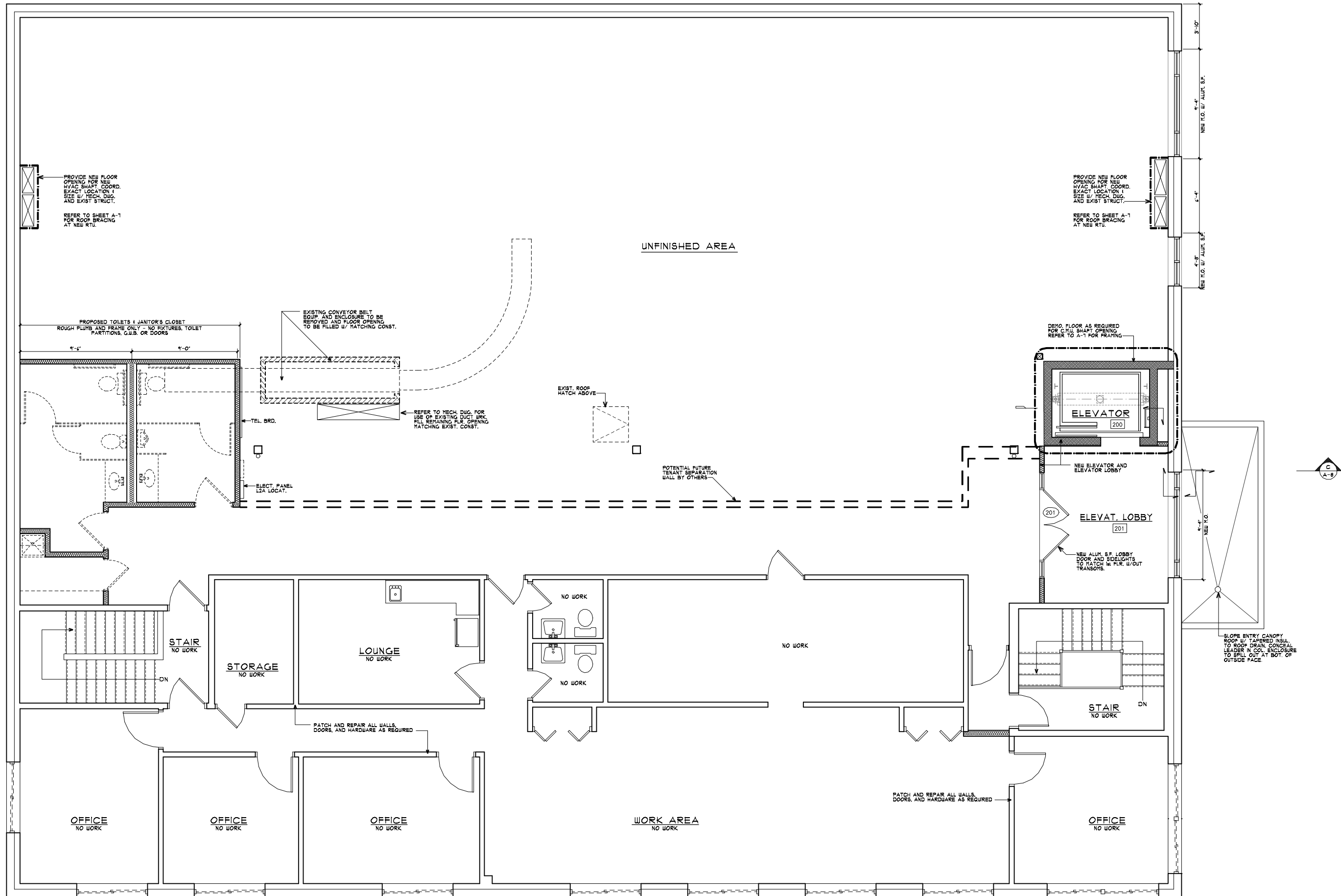
Type Property: Professional Office
Permitted Uses: Office, Retail, etc.
Parking: Six spaces Available
Water/Sewer: Municipal

COMMENTS

Sublease of entire 5,050+/- SF second floor of two-story professional office building. Space is well located adjacent to I-293/Granite Street on-ramp and close to Elm Street downtown Manchester. Space is unfinished and can be subdivided. Sublease runs through 1/31/16, with two additional five year extensions, space available immediately. Rental rate is on a NNN for \$14 sq ft with a \$2.50 fit-up allowance.

Contact: James M. Dunphy 603-263-1444 or jdunphy@hampshirefirst.com





SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
7,600 SQUARE FEET

0.5