



For Lease

Professional Office Space

Cassandra Farley

Senior Associate
+1 603 703 5617
cassandra.farley@colliers.com



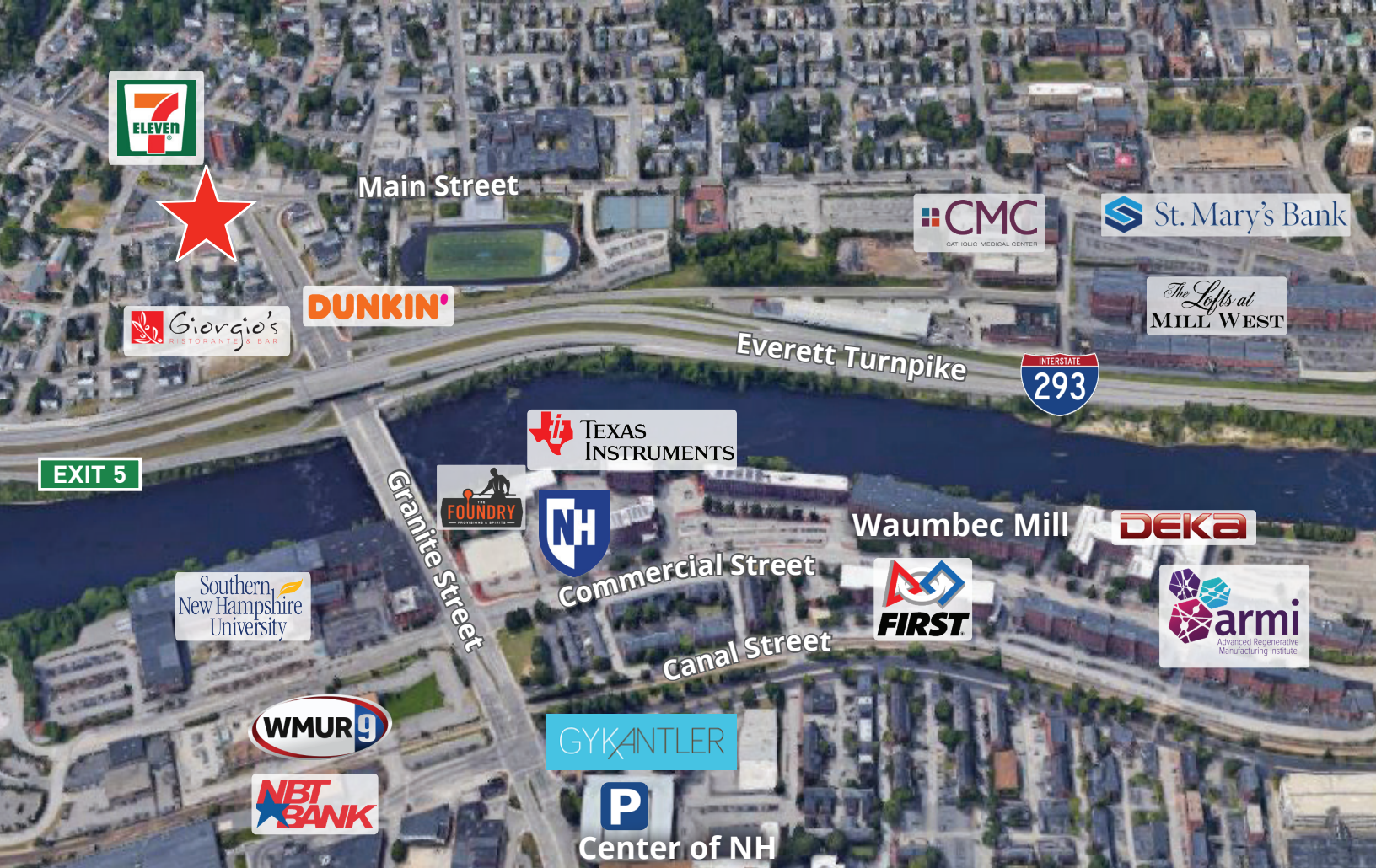
175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

340 Granite Street Manchester, NH

Property Highlights

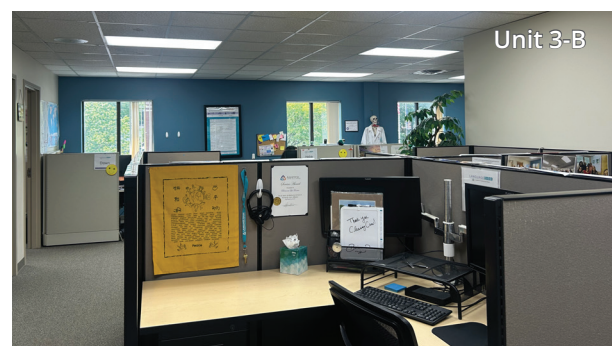
- Professional offices are available for lease in a stately 3-story brick office building on Granite Street with ample off-street parking
- Unit 2-B is 1,717± SF on the 2nd floor and consists of 3 offices, a conference room, a kitchenette/break room, and open office area
- Unit 3-B is 3,750± SF on the 3rd floor and consists of a reception area, private offices, open workspace, and a large conference room
- Elevator in lobby for easy access to all floors
- Landlord pays for expenses such as common area maintenance, taxes, insurance, all utilities (excluding electricity), and trash
- Located directly off Exit 5, I-293 and close to downtown amenities including restaurants, USPS, SNHU arena, and Delta Dental Stadium

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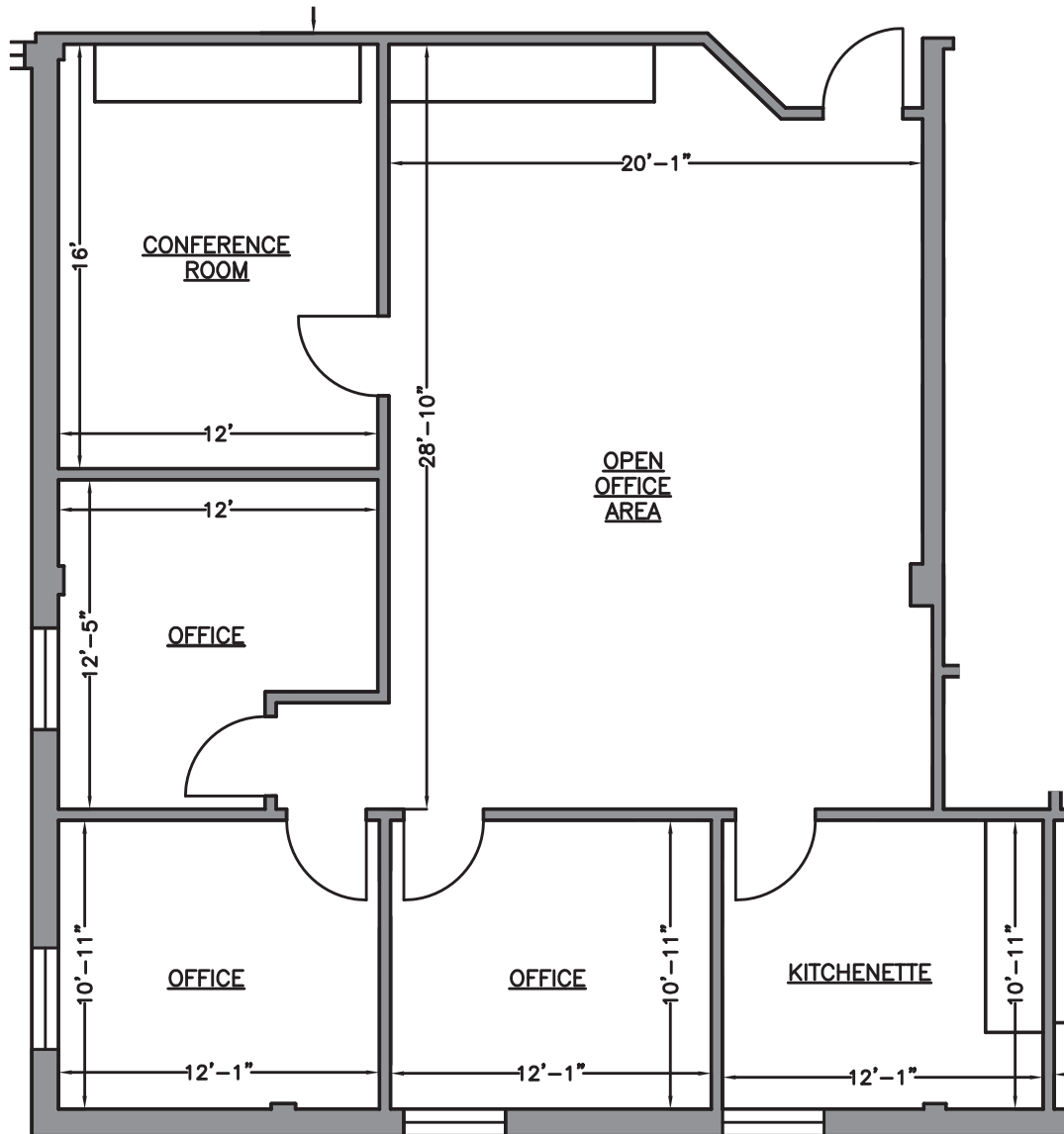
Specifications

Address:	340 Granite Street
Location:	Manchester, NH 03102
Building Type:	Office
Year Built:	1983
Total Building SF:	22,830±
Available SF:	Unit 2-B: 1,717± Unit 3-B: 3,750±
Floors:	3
Road Frontage:	180'± on Granite Street
Utilities:	Municipal water & sewer Natural gas
Zoning:	General Business District (B-2)
Parking:	Ample off-street
Elevator:	Yes
Lease Rate:	\$18.00 gross



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Unit 2-B Floor Plan



SECOND FLOOR PLAN
UNIT B

Unit 3-B Floor Plan

