

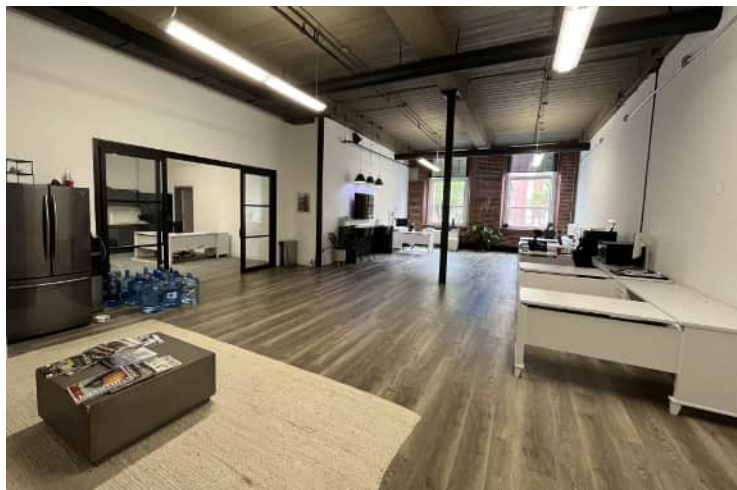
# WAUMBEC MILL

250 COMMERCIAL STREET | MANCHESTER, NH

## OFFICE SPACE FOR LEASE

### FEATURES

- ✓ Exposed Brick & Beam Construction
- ✓ Ceiling Heights Up to 14'±
- ✓ River & Millyard Views



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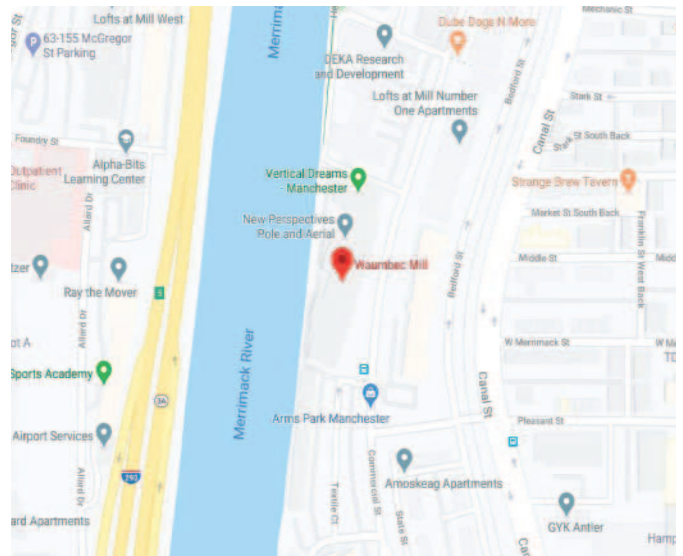
**BRADY • SULLIVAN**  
P R O P E R T I E S

# 250 COMMERCIAL STREET | MANCHESTER, NH

Excellent leasing opportunity at Waumbec Mill, a 450,000± SF renovated historic brick-and-beam property located along the Merrimack River. This beautifully restored mill offers modern office space with character, featuring exposed brick, heavy timber construction, oversized windows, and ceiling heights up to 14'± with river and Millyard views. The building is equipped with passenger and freight elevators, multiple loading docks, and an on-site café. Current available suite is 2,573± SF and offers flexible layouts for a variety of users, with turnkey fit-up, space planning, and design services available through ownership. Ideally located just off I-293 with easy access to Routes 101 and I-93. Attractive lease rates make this a highly competitive and affordable option in a historic setting.

## SPECIFICATIONS

|                         |                                                                   |
|-------------------------|-------------------------------------------------------------------|
| <b>BUILDING SIZE:</b>   | 450,000± SF                                                       |
| <b>AVAILABLE SF:</b>    | Suite 3005E: 2,573± SF                                            |
| <b>ACREAGE:</b>         | 3.7 Acres                                                         |
| <b>ZONING:</b>          | MILL - Millyard District                                          |
| <b>YEAR BUILT:</b>      | 1898 (Renovated in 1996 & 2007)                                   |
| <b>STORIES:</b>         | 5                                                                 |
| <b>ELEVATORS:</b>       | 1 Passenger, 1 Freight                                            |
| <b>LOADING:</b>         | Two Tailboard-height Docks                                        |
| <b>CEILING HEIGHT:</b>  | 14'±                                                              |
| <b>UTILITIES:</b>       | Municipal Water & Sewer,<br>Gas (Liberty Utilities)               |
| <b>POWER:</b>           | 2,000A, 480V, 3-phase                                             |
| <b>PARKING:</b>         | 250 Spaces                                                        |
| <b>HVAC:</b>            | Gas-fired, Forced Hot Water/<br>Baseboard or Forced Hot Air Units |
| <b>FIRE PROTECTION:</b> | Wet Sprinkler System                                              |
| <b>SECURITY:</b>        | Security Cameras & Key Card Access                                |



*All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.*

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