



NEW 2026 CONSTRUCTION / DOWNTOWN MANCHESTER / RETAIL + OFFICE

21 Central Street

Manchester, New Hampshire 03101

SIZE
1,600 SF

RATE
\$19.50 PSF NNN

AVAILABILITY
Immediate



WHY THIS SPACE

- **77 apartments above**
Built-in customer base from day one.
- **Prime downtown location**
Steps from SNHU Arena, DoubleTree, Elm Street.
- **Open 10' shell, flexible build-out**
Design the space to fit your vision.
- **Subdividable — take all or part**
Full 1,600 SF or a smaller footprint.

BUILDING

Available	1,600 SF / Street Level
Type / Use	Retail / Office
Built	2026 — new construction
Residential Above	77 apartments
Ceiling Height	10'
Composition	Open concept
Subdivide?	Yes, available

SITE

Frontage	Central Street
Parking	On-street
Zoning	CBD

- **Brand-new 2026 construction**
Modern systems, no legacy wear, full warranties.
- **Oversized storefront glass**
High-visibility retail with abundant natural light.
- **CBD zoning — maximum flexibility**
Retail, office, service, food, fitness, showroom.
- **Available immediately**
No construction delays — occupy now.

UTILITIES

Water / Sewer	Municipal
Power	200A single-phase 110/208V
HVAC	Electric heat pump
Sprinklers	Yes
Internet	Comcast / Fidium

LEASE TERMS

Rate	\$19.50 PSF NNN
Tenant Pays	Heat + electric
Taxes, CAM, Ins.	Pass-through
Available	Immediate



INQUIRIES

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CONTACT

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