

For Lease

**Office Retail For Lease
254 Beech Street
Manchester, NH 03104**



Available Space:	1,092 SF- Standalone building
Type/Use:	Office/Retail
Zoning:	MX-2
Parking:	10 Spaces
Lease Rate:	\$15.00 PSF NNN
Comments:	High traffic with extraordinary visibility on busy corners of Beech & Valley Streets. Situated adjacent to the historic Gill Stadium and next to the iconic Cremeland restaurant. Perfect for small office or retail use. Solar panels provide for low electric bill.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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Building Data:

Available Space:	1,092 SF
Type / Use:	Office/Retail
Construction Type:	Wood Frame/Vinyl Siding
Ceiling Height:	8'
Windows:	Combination
Walls:	Painted drywall
Flooring:	Carpet
Special Features:	Handicapped ramp/solar panels
Composition:	Reception, Bathroom, 4 offices and storage

Site Data:

Signage:	On building
Lot Size:	.23 Acres
Frontage:	Valley & Beech Streets
Parking:	10 spaces
Zoning:	MX-2

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	Standard office
Lights:	Fluorescent
Heating:	Gas, FHA
AC:	Yes, Central
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

Lease Information:

Rate:	\$15.00 PSF NNN
Taxes & Ins:	\$6.50 PSF
Utilities:	Tenant contracts for and pays heat, electricity, snow plowing and lawn care.



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