

# 1 Branch Street

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## Methuen, Ma



**17,000 Sq. Ft.**  
**First Class**  
**Office/Medical**

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Located in the Merrimack Valley, One Branch Street is a two story, architectural block, structural steel building offering 17,000 sq. ft. of first class office/medical space.

This attractive masonry facade with walls of glass has pleasant views of the beautifully matured landscape.

This exceptionally maintained building has great access and visibility to Interstate 93 North and South at Exit #46.

Just 30 minutes to Boston and only 20 minutes to Manchester.

**For further information, please call our main office or visit our website:**

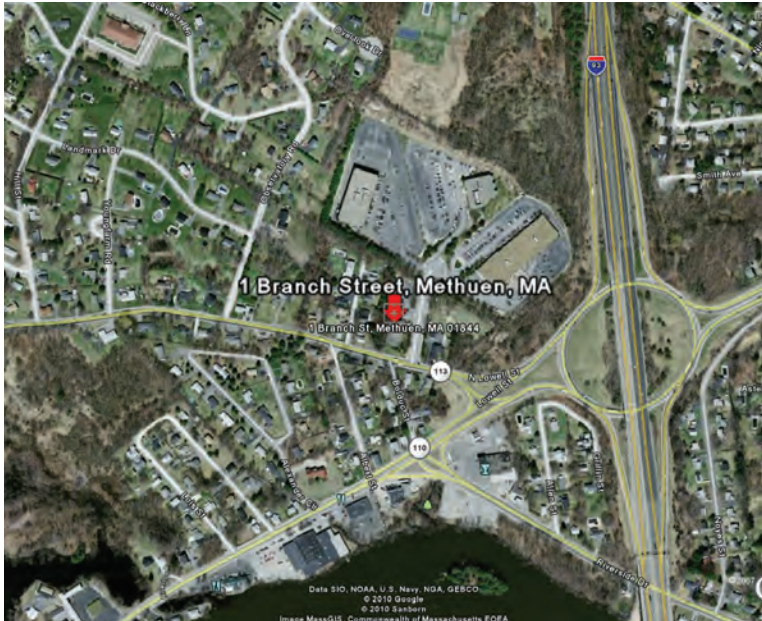
(603) 894-1104

[www.BrooksProperties.com](http://www.BrooksProperties.com)

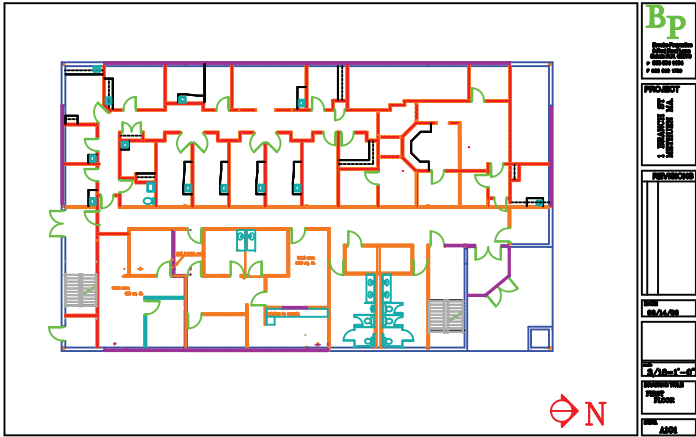


# Building Specifications

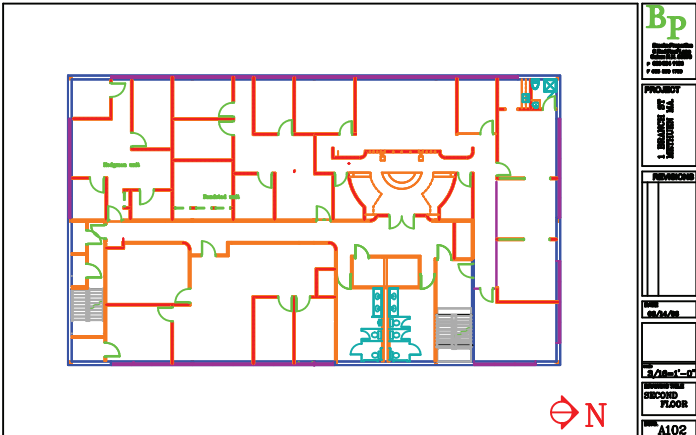
- Land: 1.47 acres
- Zoning: Business Highway
- Building Size: 17,000 square feet
- Year Built: 1985
- Type: Two Story, Structural Steel, Architectural Block
- Parking: 4 per 1,000
- Ceiling Height: 9'
- Sprinkled: Yes
- Electrical Service: 400 A (300KVA Trans)
- HVAC: Gas Fired Rooftop Units, Fully A/C
- Type Fuel: Gas
- Utilities: Municipal Water/Sewer



1st Floor Plan



2nd Floor Plan



**Bp** **BROOKS Properties**  
 FULL SERVICE COMMERCIAL REAL ESTATE DEVELOPMENT  
 9 Red Roof Lane  
 Salem, NH 03079  
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