

Commercial Space for Sale/Lease

195 McGregor Street, Manchester NH



For more information,
contact:

Katherine Kane
(603) 502-2174
kkane@ReloLogic.com



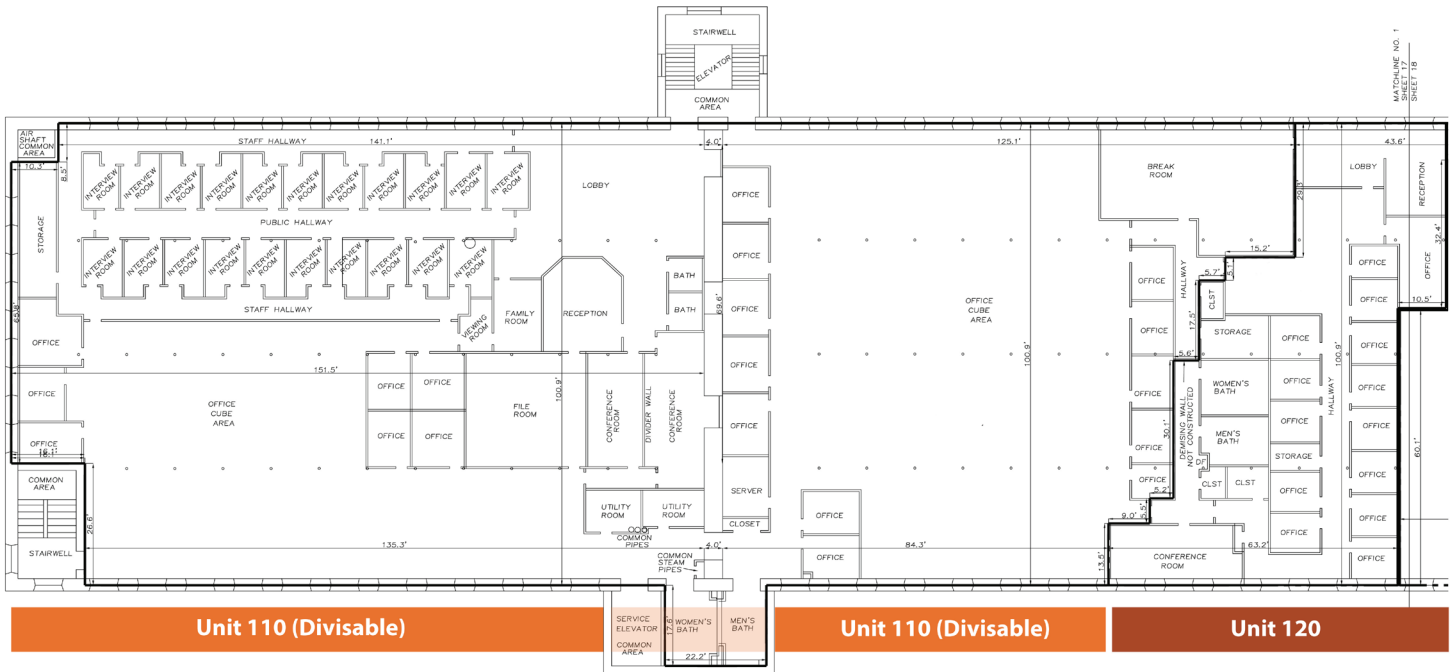
RELOLOGIC™

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Specifications

- Building Area: 195,000 +/- square feet of office on five floors
- Available Space: Suite 110 - 30,095 rentable square feet divisible
Suite 120 - 5,451 rentable square feet
- Availability: Immediately
- Landlord: The Maestro Fund
- Land Area: 10.35 Acres
- Year Built: 1890/refurbished 2004/5
- Elevator & Handicap Accessible: Yes
- Utilities: Public water and sewer
Gas (Keyspan);
Electric - 1,200-amp main panel, 277/480 volt, 3 phase capacity. Additional underground conduits installed and switched gear in house for additional 4,000 amp service
- Parking: 650 spaces
- HVAC: Oil fired steam boilers, 300 ton cooling tower
- Asking Lease Rate: \$12-15 psf NNN
- Anticipated NNN's: CAM: \$2.50 +/- psf (2016)-includes heat
Taxes: \$2.04 psf (2015)



Exposed brick and beam, abundant natural light, an on-site cafeteria and operable windows add to the convenience and charm of this meticulously restored historic mill building.

- Signature first floor space
- Ideal for medical professionals and office tenants
- Directly across the street from CMC
- Panoramic views
- Operable oversized windows
- Exposed brick and beams