

FOR SALE OR LEASE > OFFICE BUILDING

Historic Downtown Office

15 HIGH STREET, MANCHESTER, NH 03101



PRICE REDUCED!



Snapshot > Office Building

Building Type	Office
Year Built	1810
Total Building SF	7,412±
Available SF	2,000± to 7,412±
Acreage	0.41±
Utilities	Municipal water & sewer Natural gas
Parking	32± on-site spaces
Zoning	Civic-Institutional District (C-1)
2016 Taxes	\$13,258.44 (\$1.79 PSF)
Lease Rate	\$10.00 to \$12.00 NNN
List Price	\$725,000 \$699,000



DOUG MARTIN
DIR +1 603 206 9618
MANCHESTER, NH
doug.martin@colliers.com

COLLIERS INTERNATIONAL
175 Canal Street, Suite 401
Manchester, NH 03101
MAIN +1 603 623 0100
www.colliers.com

15 High Street | Manchester, NH



Property Highlights

- Two-story office building located near Elm Street and convenient to all downtown amenities including shops, restaurants, banks, and municipal buildings
- This well-maintained early 19th Century building has retained many of its original architectural details, including a winding staircase with carved wooden railing
- Owner's law office has been operating out of the building for almost 30 years; they will consider leasing back a portion of the building from a new owner/user
- Excellent signage opportunity with 280'± of road frontage on Chestnut and High Streets
- Large on-site parking lot is rare in this central location
- Civic-Institutional zoning allows for professional office, educational facility, radio/tv station, day care, church, multifamily, and more



Contact Us

DOUG MARTIN
DIR +1 603 206 9618
MANCHESTER, NH
doug.martin@colliers.com

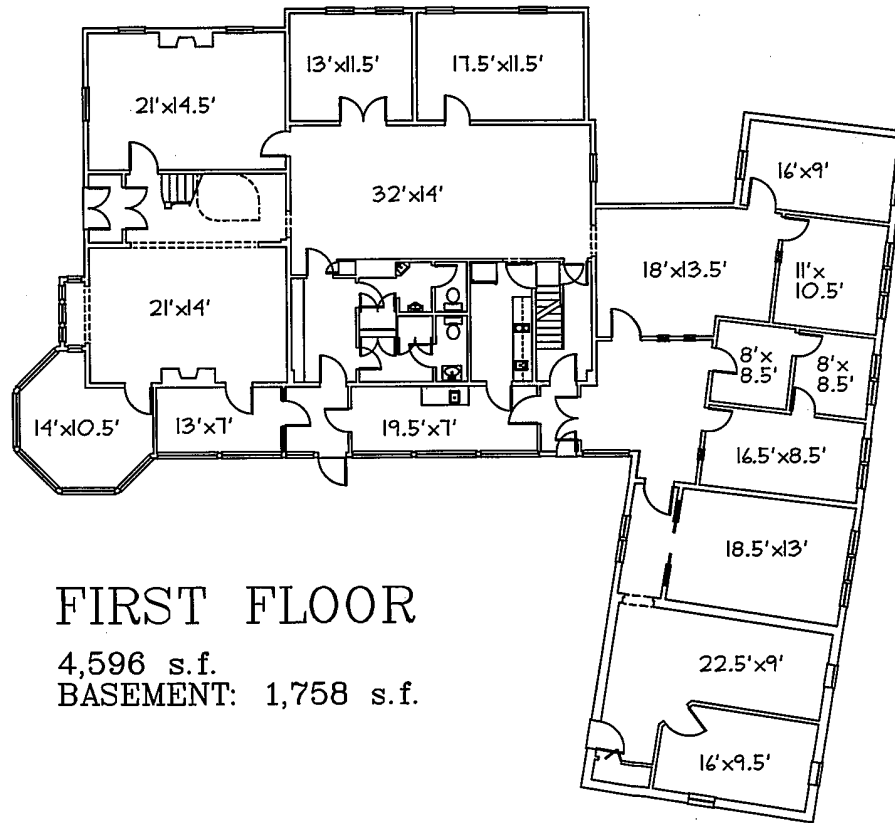
COLLIERS INTERNATIONAL
175 Canal Street, Suite 401
Manchester, NH 03101
MAIN +1 603 623 0100
www.colliers.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Colliers International | New Hampshire (Colliers). Colliers assumes no responsibility for matters legal in character, nor does it render an opinion as to the title, which is assumed to be good. Colliers International excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Colliers welcomes the cooperation of other licensed real estate brokers who properly register a buyer or tenant with whom a sale or lease is consummated. Colliers is acting as the Seller's/Lessor's agent in the marketing of this property. Colliers International | New Hampshire is independently owned and operated.



Floor Plans

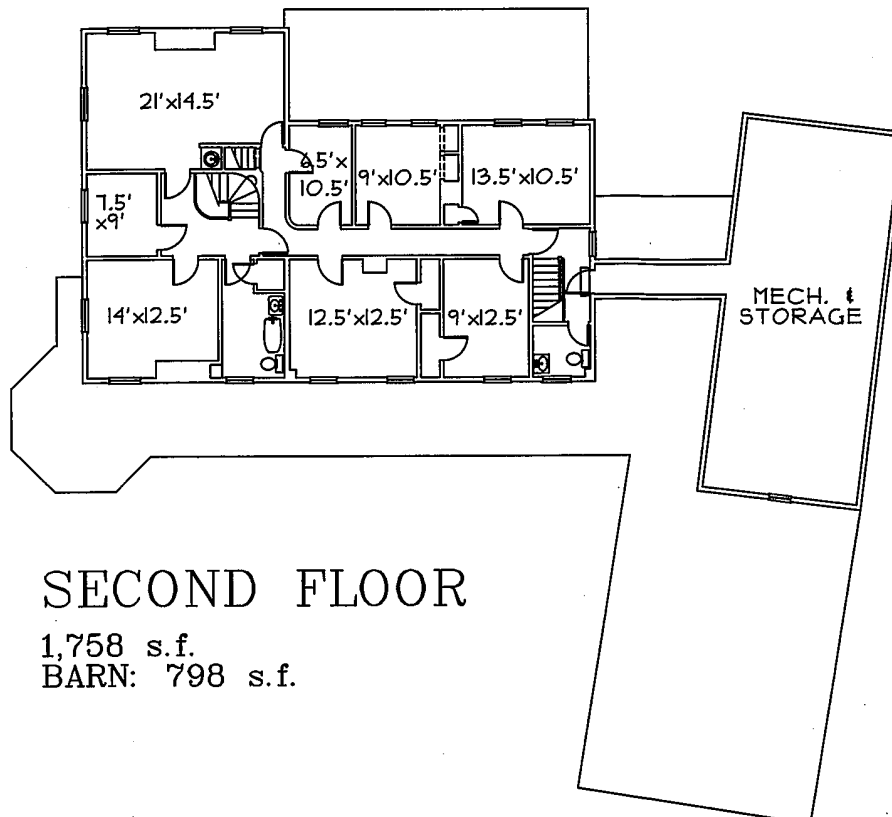
15 HIGH STREET, MANCHESTER, NH 03101



FIRST FLOOR

4,596 s.f.

BASEMENT: 1,758 s.f.



SECOND FLOOR

1,758 s.f.

BARN: 798 s.f.