

FOR LEASE > OFFICE SPACE

The Sundial Center

1, 25 AND 77 SUNDIAL AVENUE, MANCHESTER, NH 03101



The Sundial Center is capable of serving R&D, office, high technology and manufacturing needs. This building is recognized for its extensive telecommunications bandwidth capability and significant electrical infrastructure. Ample parking with 3 spaces per 1,000 SF leased. Property has two 4,000 lb. capacity freight elevators and 4 common dock height loading doors. Added benefits include on-site property management, space planning, daycare, the Unity Café and beautiful views of the Uncanoonuc Mountains and the Merrimack River.

Ideally located minutes from the Manchester-Boston Regional Airport, downtown and major highways, including Interstates 93 and 293, as well as Routes 101 and 3.

Visit www.sundialcenternh.com, for more information.



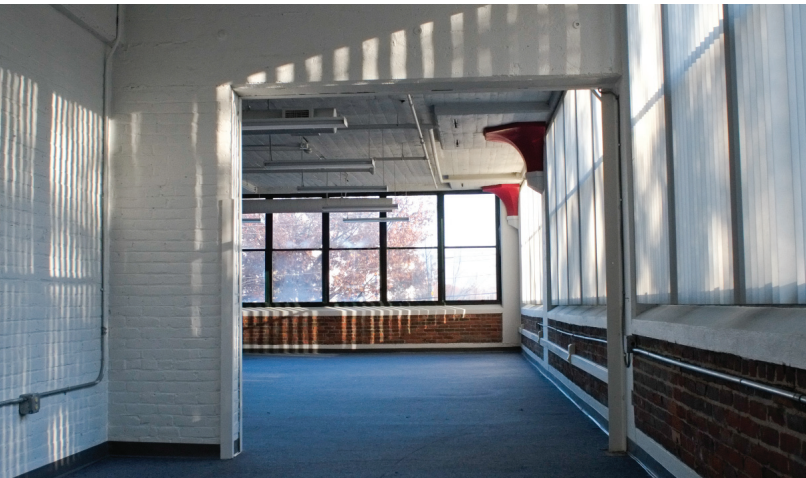
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Building Specifications

Building Type	Commercial/industrial
Year Built	1913
Year Renovated	1990
Total Building SF	263,200±
Available SF	
Minimum Divisible	1,000±
Maximum Contiguous	20,715±
Utilities	Municipal water & sewer; natural gas
Electrical	4,000 amps / 480 volts
Ceiling Height	10' to 12'
Column Spacing	22' x 22'
2016 NNN Expense PSF	\$6.09
Lease Rate	\$7.50 NNN





Property Highlights

- › Supports demanding businesses with hardened infrastructure for multiple and diverse communication paths for backup and redundancy
- › Large carrier-class infrastructure equipment facilitating Rapid hookups and minimizing lead times
- › Supports inside cable plant and cross-connects for large scale operations
- › Exposed brick and high floor-to-window ratio provides natural light to enhance the work place



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