

FOR LEASE > DATA CENTER & OFFICE BUILDING

# Unique Communications Site

44 & 60 WEST PENNACOOK STREET, MANCHESTER, NH 03101



44 & 60 West Pennacook Street in Manchester, NH, consist of two buildings (a former data/electronic control center and an office building) that are being offered for lease.

44 West Pennacook Street is a one-story former data/electronic control center featuring a mix of offices, conference rooms, open space, data rooms and an ADA compliant bathroom. This building has been coded a *Sensitive Compartmented Information Facility*, which is a secure room/data center that guards against electronic surveillance and suppresses data leakage of sensitive security and military information. The building also features a 28 space parking lot located on its roof.

44 West Pennacook is connected to 60 West Pennacook by an underground tunnel.

60 West Pennacook is a two-story building that offers an additional 10± parking spaces and features a lobby/reception area, open bullpen areas, multiple offices, conference rooms, and a full kitchen.

Located 3± minutes from Exit 6 off I-293, less than 5 minutes to downtown Manchester, and only 10 minutes to the Manchester-Boston Regional Airport, this site boasts easy access to I-93, I-293, the Everett Turnpike and Route 101.

LAURA NESMITH  
DIR +1 603 206 9617  
MANCHESTER, NH  
laura.nesmith@colliers.com

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



44 West Pennacook Street



Property Highlights

- > 10,450± SF former electronic control center, featuring a mix of offices, conference rooms, open space, and a datacenter
- > A *Sensitive Compartmented Information Facility* (SCIF), which is a U.S. Department of Defense term for a secure room; it can be a secure room or data center that guards against electronic surveillance and suppresses data leakage of sensitive security and military information
- > Features an uninterrupted power supply service and emergency 300 kW diesel dual back-up system in most areas of the building
- > Owner has invested over \$3.5M in the last 10 years including a security system, key card access, TS lighting, dry sprinkler system, chemical suppression system and raised floors
- > ADA compliant entrance and bathroom



Building Specifications

Building Type	Datacenter
Year Built/Renovated	1968/2011
Total Building SF	10,450±
Acreage	0.60±
No. of Stories	1
Zoning	Commercial
Road Frontage	170'±
Electric	(2) 1,200 amp
Utilities	Municipal water & sewer High efficiency electric heat
Parking	28 on-site
Security System	Yes
2019 NNN Expenses	TBD
Lease Rate	\$5.00 NNN



60 West Pennacook Street



Property Highlights

- > 13,888± SF two-story office building with lobby/reception area, open bullpen areas, multiple offices, conference rooms, and a full kitchen
- > Building has a security system and key card access
- > Features an emergency 45 kW propane back-up system
- > Mechanical improvements and repaving the parking lot were completed in 2012



Building Specifications

Building Type	Office
Year Built	1920
Total Building SF	13,888
Acreage	0.40±
No. of Stories	2
Zoning	Commercial
Road Frontage	73'±
Electric	800 amp
Utilities	Municipal water & sewer High efficiency electric heat
Parking	10 on-site
Security System	Yes
2019 NNN Expenses	TBD
Lease Rate	\$6.00 NNN







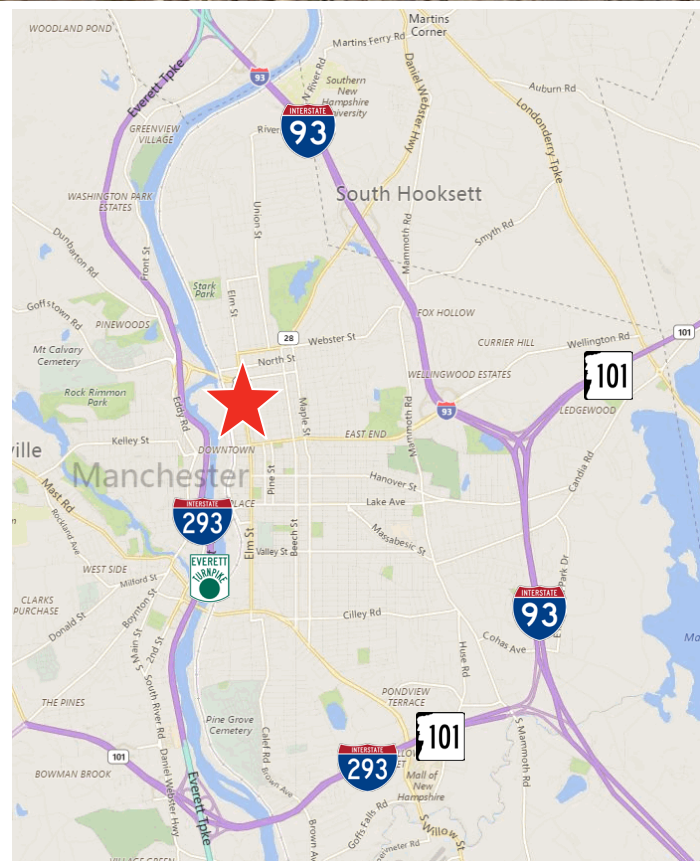
## Area Highlights

- Ideal, high visibility site with 15,000± VPD at the corner of Canal and West Pennacook Streets
- Great commuter location with easy highway access to I-93, I-293, the Everett Turnpike, and Route 101
- Located just 10 minutes from the Manchester-Boston Regional Airport and about 30 minutes to the NH/MA state border

## 2017 Demographics by Radii

	3 miles	5 miles
 Population	105,981	137,551
 Number of Households	43,291	55,533
 Average HH Income	\$70,743	\$78,124

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017.



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