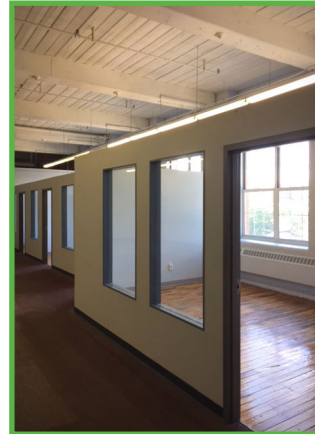


540 N. Commercial St.
Manchester, NEW HAMPSHIRE

For Lease
UP TO 48,353± SF
AVAILABLE/SUB-DIVIDABLE

HR Harrington & Reeves
Commercial Real Estate
Norton Asset Management



OFFICE / FLEX / HIGH TECH

Space Available:

Suite 110: 8,800± SF
*Suite 205: 12,630± SF
*Suite 207: 26,923± SF
Total SF: 48,353± SF

*Can be sub-dividable

Parking Permits Available:

On Site & On Street

Elevators:

2 Freight
1 Passenger

Loading Docks:

4 loading docks

Water & Sewer:

Municipal

Power:

3 phase / 120/208 V,
& 277/480 V

Heating:

FHA/Natural Gas
Included in rent

Fire Sprinklers:

Wet sprinkler system

Finished Ceiling Height:
12'

Listing Lease Rate:

\$10.00 - \$13.00 PSF
Modified gross plus electric
plus cleaning

Taxes:

Included in rent

CAM:

Included in rent

HVAC:

Individually controlled
by Tenant

Owned/Managed:

JCM Management

Amenities:

Open Concept office space
Flexible floor plan
Wood floors
High Ceilings
Riverside views
On-site management

Mill Yard Amenities:

River View
Waterworks Cafe
Fratello's
Not So Plain Jane's
Bayona Cafe
Cotton
The Foundry
Stark Brewery
900 Degrees
Nadeau's Sub



MICHAEL HARRINGTON

CELL: 603.785.8601

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BILL NORTON

CELL: 603.496.3783

EMAIL: WBN@NORTONNEWENGLAND.COM

CHRIS MELANSON

CELL: 603.651.7554

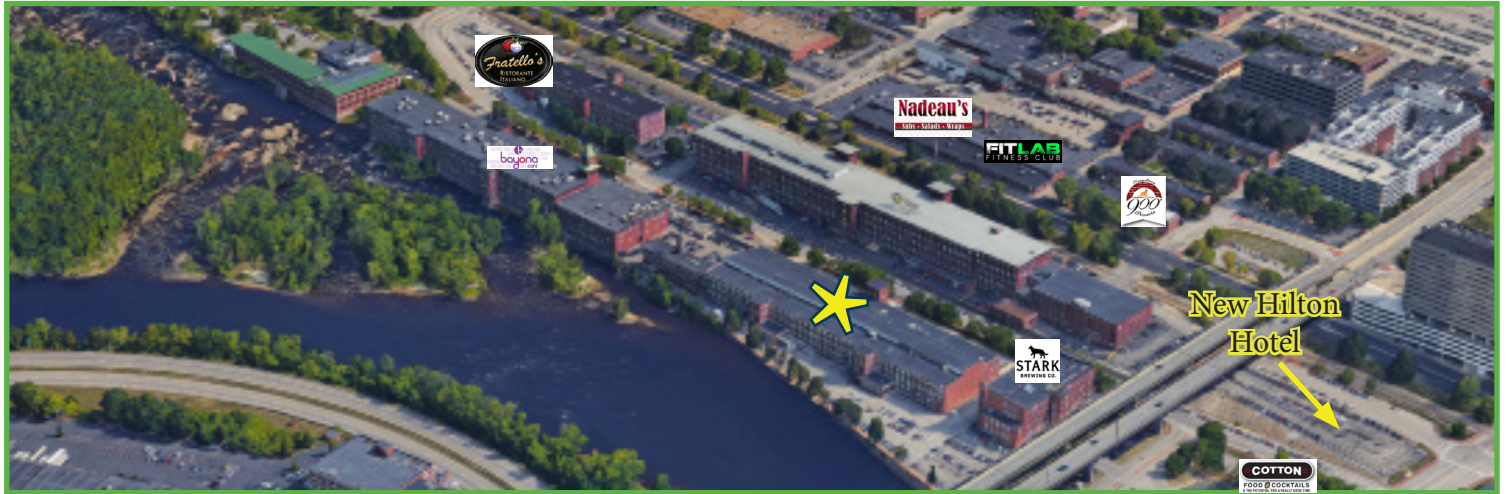
EMAIL: CHRIS@HR-CRE.COM

WWW.HARRINGTONANDREEVES.COM

OFFICE: 603.625.9628

This information has been secured from sources Harrington and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Purchaser/Tenant must verify the investment and property information and bears all risk of any inaccuracies.

PROPERTY LOCATION



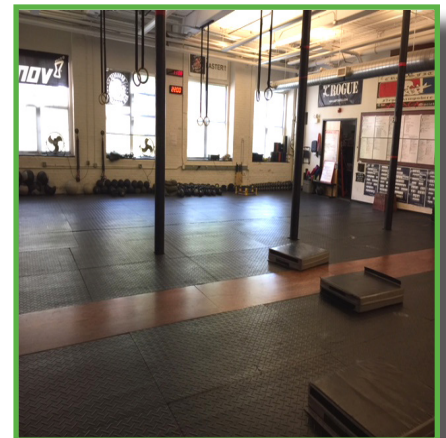
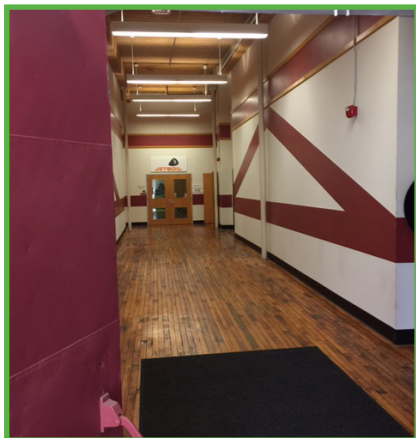
PROPERTY DESCRIPTION

Harrington & Reeves is pleased to present 540 North Commercial Street, in the Millyard of Manchester, NH for lease. Creative office, flex and high tech space with parking available for lease in Manchester's historic Millyard. 540 North Commercial Street is a 3 story, 200,000 square foot mill building built in 1915. This building was the last textile mill built in Manchester's Millyard giving it a unique place in Manchester's history.

Most recently, 540 North Commercial Street is home to many local and regional companies. The Mill has been fully renovated into modern day High Tech, R&D and Office space. The interior of the space boasts high ceilings with open wood beam construction, with large expansive windows that directly overlook the Merrimack River to the west and North Commercial Street to the east, creating a pleasant and creative work environment for you and your team members.

The property has on-site parking and additional on-street parking permits that are controlled by the owner and available to you as a tenant.

Currently, there are suites available, one of which is located on the ground floor and has an open floor plan. The second floor has up to 48,353 square feet of open, unfinished space that can be built to your specifications and/or subdivided for smaller users.





NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: _____

Licensee

Date

(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.

(Licensees Initials)

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.