

# 5 Branch Street

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## Methuen, MA



**96,000 Sq. Ft.**  
**First Class**  
**Office/Medical Space**

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Located at the highest point of the Valley Office Park in Methuen, MA. Five Branch Street is a three story, architectural block, structural steel building offering 96,000 sq. ft. of first class office/medical space.

This attractive masonry facade with walls of glass has pleasant views of the beautifully matured landscape.

This exceptionally maintained building has great access and visibility to Interstate 93 North and South at Exit #46.

Just 30 minutes to Boston and only 20 minutes to Manchester.

**For further information, please call our main office or visit our website:**

**(603) 894-1104**  
**[www.BrooksProperties.com](http://www.BrooksProperties.com)**



# Building Specifications

Land:	5.79 acres
Zoning:	Business Highway
Building Size:	96,000 square feet
Year Built:	1985
Type:	Three Story, Structural Steel, Architectural Block
Parking:	3.5 per 1,000
Ceiling Height:	9'
Sprinkled:	Yes
Electrical Service:	1,600 amp / 480 v
HVAC:	Gas Fired Rooftop Units, Fully A/C
Type Fuel:	Natural Gas
Utilities:	Municipal Water/Sewer



## Floor Plan

