## 5 Branch Street Methuen, MA



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

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





## **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

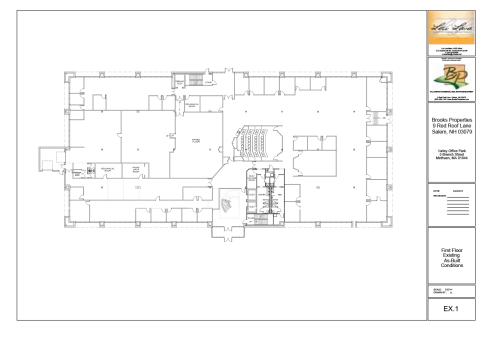
HVAC: Gas Fired Rooftop Units, Fully A/C

Type Fuel: Natural Gas

Utilities: Municipal Water/Sewer



## Floor Plan





9 Red Roof Lane Salem, NH 03079 (603) 894-1104

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