



For Lease

Downtown Millyard Office/Retail Space

Hugo F. Overdeput, CCIM

Vice President
+1 603 560 2764
hugo.overdeput@colliers.com

Andrew Robbins

Senior Associate
+1 857 366 1891
andrew.robbs@colliers.com



Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliers.com

77 Elm Street Amesbury, MA

Property Highlights

- Beautifully renovated 3-story mill building features a mix of office and retail space
- Suite 101 is 2,624± SF commercial/retail space on the 1st floor and will be delivered in shell condition; landlord will offer generous tenant improvement allowance
- Suite 201 is 2,200± SF on the 2nd floor consisting of open office space
- Suite 302 is 2,462± SF office space on the 3rd floor and consists of a glass corner office, conference room, kitchenette, IT/storage room, and open space
- On-site parking lot in the rear with 23 spaces
- Located just 0.2 miles from the heart of downtown Amesbury, which is home to many boutiques, restaurants, bars, and breweries

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

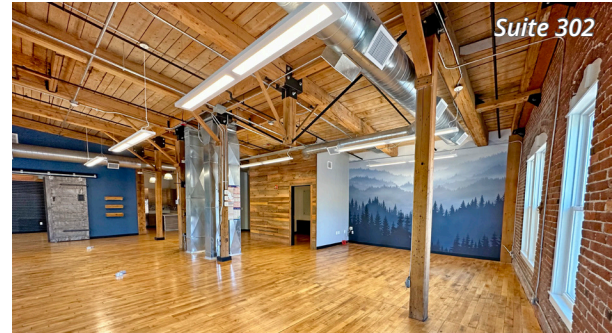
Accelerating success.

For Lease



Specifications

Address:	77 Elm Street
Location:	Amesbury, MA 01913
Building Type:	Mill
Year Built/ Renovated:	1900/2020
Total Building SF:	24,138±
Available Retail SF:	Suite 101: 2,624±
Available Office SF:	Suite 201: 2,200± Suite 302: 2,462±
Floors:	3
Elevator:	Yes
Utilities:	Town water & sewer Natural gas
Zoning:	IC
Parking:	23 on-site
2023 NNN Expenses:	\$5.38 PSF
Lease Rate:	\$20.00 NNN



Colliers | 175 Canal Street, Suite 401, Manchester, NH 03101
+1 603 623 0100 | colliers.com