



SPERRY

COMMERCIAL REALTY ASSOCIATES

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Manpower

NBT BANK

80 Canal St
Manchester,
NH 03101



Chris Pascucci

MANAGING DIRECTOR

603.262.3555

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NH #047341

Property Summary



PROPERTY DESCRIPTION

First Class Office Space in the mill district, downtown Manchester. Walking distance to downtown restaurants, Arena, Fisher Cats Stadium and WMUR studios. NBT Bank occupies the entire first floor. Newly renovated and a total of 2700 Sq Ft. 2nd Floor is accessible by elevator and stairwell from main entrance vestibule. Building is professionally managed and maintained with plenty of on-site parking. Easily accessible off exit 5, I-293. signage available. Building serviced by municipal water, sewer and natural gas.

PROPERTY HIGHLIGHTS

- Off-street parking
- Gateway to the Mill district
- Prominent signage
- Overlooking Granite St. and the Millyard
- Immediately off of exit 5
- The intersection visible to the building/signage sees an average of 18,886 vehicles per day (2022)
- Couple minute walk to Elm Street

Lease Details



BUILDING DETAILS

- Size: 16,540 SF
- Occupancy Type: Multi-tenant
- Year Built: 1987
- Building Class C
- Primary Use: Executive Suites/Coworking

LEASE DETAILS

- Asking Rate: \$15.00 Annual/SF
- Total Available: 2,700 SF
- Lease Term: 36 Months
- Lease Type: Gross Lease
- Location: Floor 2, Suite 2



Additional Photos

FOR LEASE | 80 CANAL ST



Advisor Bio



CHRIS PASCUCCI

Managing Director

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Direct: 603.262.3555

CHRIS PASCUCCI PROFESSIONAL BACKGROUND

Chris began his career in 1985 in the New York City metropolitan area, specializing in property maintenance and management. He provided janitorial and related facility services, primarily to office complexes in the NYC/Northern NJ region. After relocating to New Hampshire in 1995, Chris obtained his real estate license and entered the commercial real estate industry, working with Global Commercial Real Estate out of their Bedford, NH office.

He expanded his property maintenance and management company, in charge of the day-to-day operations of office, industrial, and retail properties across Southern New Hampshire. His services included interior janitorial work, construction clean-up, and exterior maintenance such as landscaping, snow plowing, and parking lot sweeping.

As a liaison between property owners, tenants, and vendors, Chris emphasizes the importance of relationships and has built a strong network throughout the State of New Hampshire. He brings expertise in sales, leasing and property management, including tenant relations, lease negotiations, vendor management, and preventive asset maintenance and repairs.

In 2017, Chris joined The Masiello Group as Principal Broker and Managing Director, where he played a key role in expanding the company's commercial real estate division. By partnering with a prominent national commercial real estate brand, he successfully broadened the company's reach and service offerings.

Under his leadership, the team grew to include 20 associates specializing in various aspects of commercial real estate. Chris's strategic vision and leadership were instrumental in establishing a strong presence for The Masiello Group across the four northern New England states—New Hampshire, Maine, Massachusetts and Vermont. His efforts not only enhanced the company's market penetration and bottom line, but also solidified its reputation as a leading provider of commercial real estate services in the region.

In October 2024, Chris began a new chapter as the Owner and Principal Broker of Commercial Realty Associates. This transition marks a significant milestone in his career, aligning with his culture and vision to establish the firm as the premier commercial real estate leader in Northern New England. With a commitment to excellence and innovation, Chris is poised to drive the team towards new successes and continue delivering exceptional service to clients.

Commercial Realty Associates
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