



NAINorwood Group

Commercial Real Estate Services, Worldwide

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**OFFICE
HEADQUARTERS**

**25 MANCHESTER STREET,
MERRIMACK, NH 03054**

**10,000-20,000 +/- SF Class A Office Space For
Lease**

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PROPERTY INFORMATION



25 Manchester St, Merrimack, NH 03054

10,000-20,000 +/- SF Class A Office Space For Lease

DESCRIPTION:

25 Manchester Street is a 66,000 +/- SF Class A office building, currently anchored by a Fortune 500 Global Company occupying ~70% of the building. The remaining ~20,000 SF is available for lease, with divisibility to 10,000 SF, allowing flexibility for a wide range of tenant profiles. Modern construction, ample parking, and excellent access to Route 3 position the building and available space as a compelling new location for a new corporate headquarter.

PROPERTY FEATURES:

- Elevator Access
- Secure Building
- Ample Parking
- Easy Access to Highway
- Attentive Property Management

DEMOGRAPHICS



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	14,969	105,150	267,901
Households	6,802	44,069	107,476
Families	4,127	27,981	73,474
Avg HH Size	2.18	2.36	2.47
Median Age	44.2	42.2	42.7
Median HH Income	\$118,816	\$111,687	\$125,207
Avg HH Income	\$140,516	\$136,853	\$154,170

BUSINESSES (10 MILE)



12,011

TOTAL BUSINESSES



147,981

TOTAL EMPLOYEES

INCOME (10 MILE)



\$125,207

MEDIAN HH
INCOME



\$61,878

PER CAPITA
INCOME



\$559,632

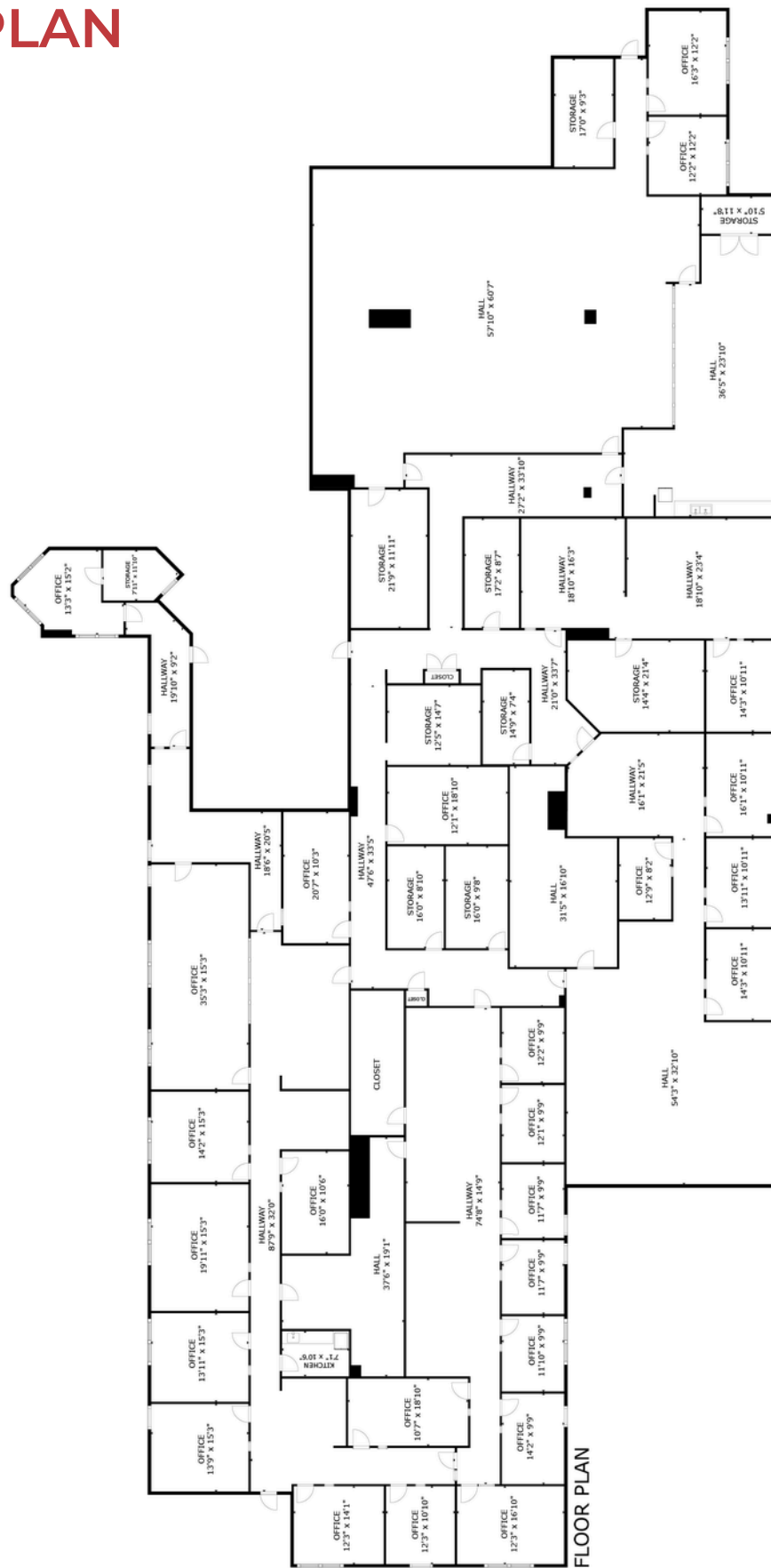
MEDIAN NET
WORTH

PHOTOS



[Virtual Tour Link](#)

FLOOR PLAN



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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:



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