



For Lease

2nd Floor Office Space

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316 DW Highway Merrimack, NH

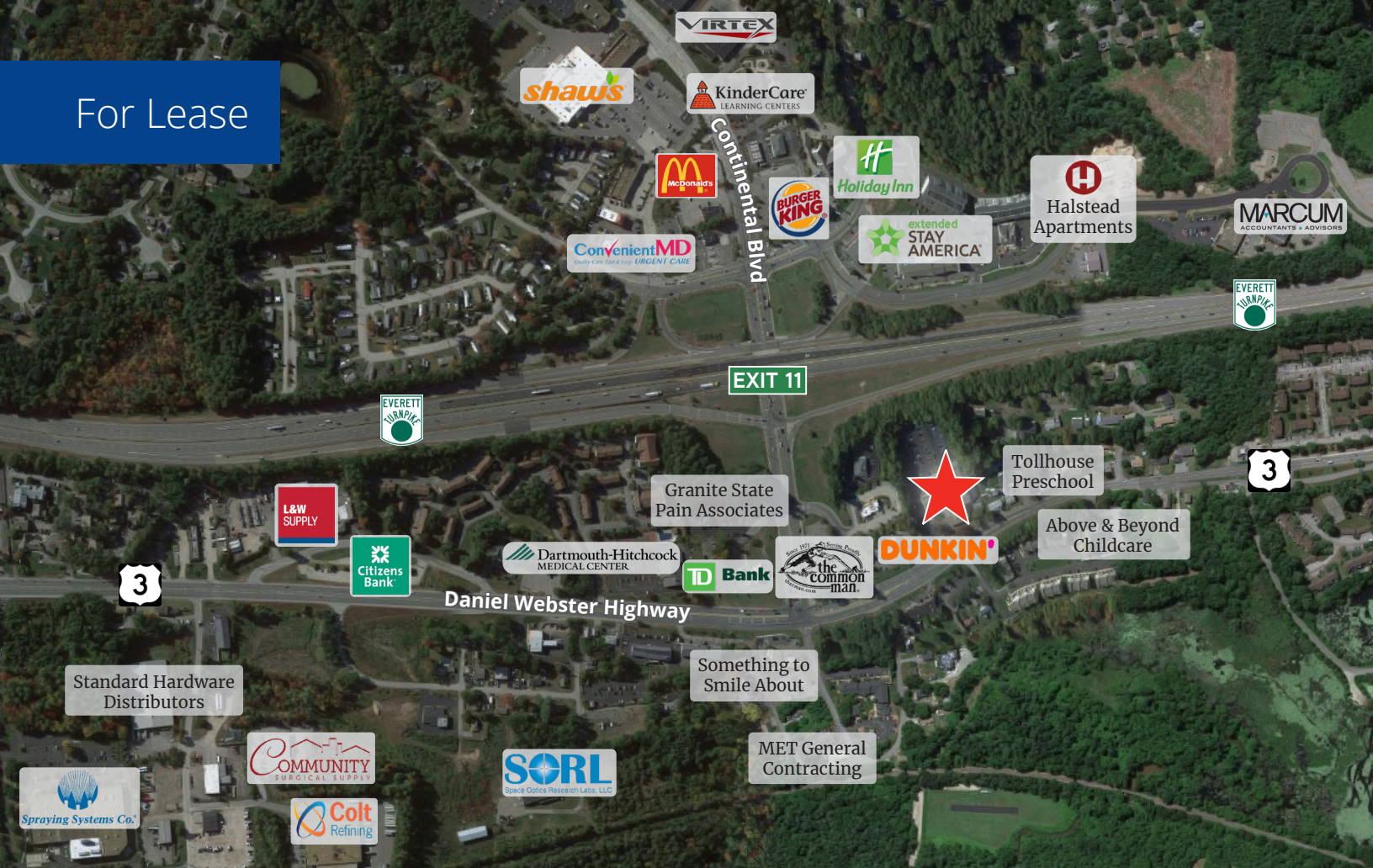
Property Highlights

- Beautifully fit-up 7,050± SF of office space consisting of a large open work area, conference rooms, private offices, and kitchen space
- Additional 2,600± SF of neighboring storage space available
- Owned and managed by Riley Enterprises
- Less than a half mile from Exit 11, Route 3/Everett Turnpike, providing easy access to Manchester and Nashua; 8 miles to MHT airport
- Close to restaurants, banks, medical, child care, and many other amenities

Office space well below market rates!

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.

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Specifications

Address:	316 DW Highway
Location:	Merrimack, NH 03054
Building Type:	Office
Year Built:	1984
Total Building SF:	57,180±
Available SF:	5,000± to 10,000±
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Elevator:	Yes
Zoning:	General Commercial
Parking:	Ample
Accessibility:	Right off Exit 11, Route 3/Everett Turnpike
Lease Rate:	\$12.95 modified gross + electric

One or more of the principal(s) in the ownership entity holds a NH Real Estate License.



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