



For Lease

First Class Office Space

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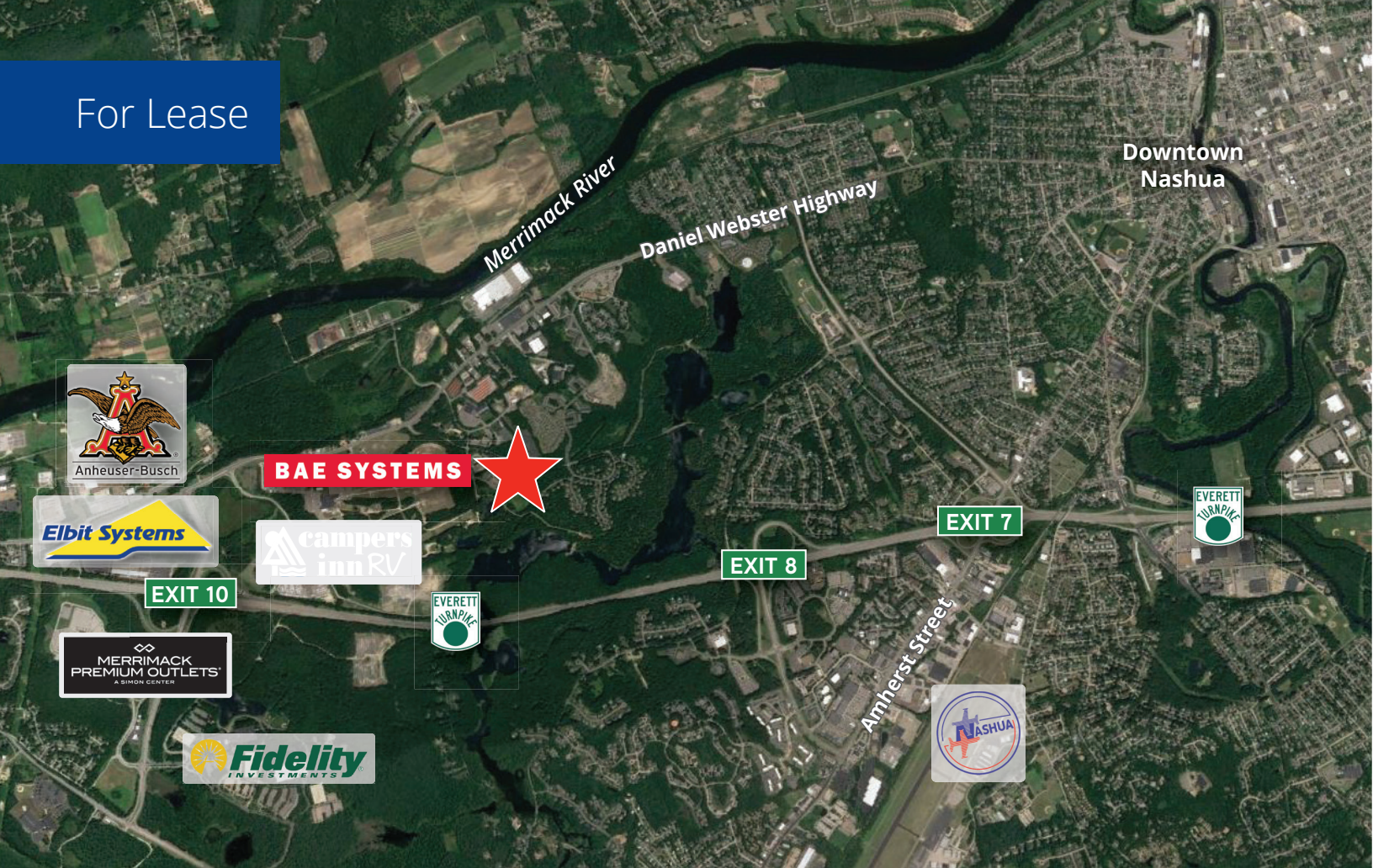
25 Manchester Street Merrimack, NH

Property Highlights

- 5,000± to 19,465± SF available for lease located in the Heron Cove Office Park, one of southern New Hampshire's premier office parks, offering easy highway access to the Everett Turnpike via Exit 10
- First class building offers state-of-the-art infrastructure, high-speed internet access, beautifully landscaped grounds, backup generator, 24-hour video surveillance, and 24-hour key card access
- Neighboring businesses include Consolidated Communications, Anheuser-Busch, BAE Systems, Elbit Systems, and more
- Nearby amenities include restaurants, hotels, supermarkets, retail stores, banks, and the Merrimack Premium Outlets
- Centralized location only 2.9± miles to Nashua, 9± miles to the MA border, 11.9± miles to MHT Airport, and 16.6± miles to Manchester

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Specifications

Address:	25 Manchester Street
Location:	Merrimack, NH 03054
Building Type:	Office
Year Built:	2000
Total Building SF:	66,222±
Available SF:	5,000± to 19,465±
Floors:	3
Utilities:	Municipal water & sewer Natural gas
Zoning:	I-1
Parking:	4/1,000
Lease Rate:	\$16.95 modified gross



5 Mile Demographics

Avg HH Income
\$122,207

of Households
43,116

Population
105,940

Source: Esri, U.S. Census Bureau, 2023.

