



For Lease

Well-Located Office & Flex Space

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8025 South Willow Street Manchester, NH

Property Highlights

- Property consists of 2 well-maintained buildings with on-site management
- Unit 106 is 2,000± SF of mostly office space with a drive-in bay in the rear on the first floor
- Unit 201 is 2,000± SF of office space on the second floor
- Units can be reconfigured to meet tenant needs
- Building has elevator access and lighting packs to highlight the exterior
- Ideal location on South Willow Street with access to I-293, via Exit 1, or I-93, via Exit 5
- Surrounded by many retailers and services including Manchester-Boston Regional Airport, Mall of New Hampshire, US Post Office, multiple restaurants, and more

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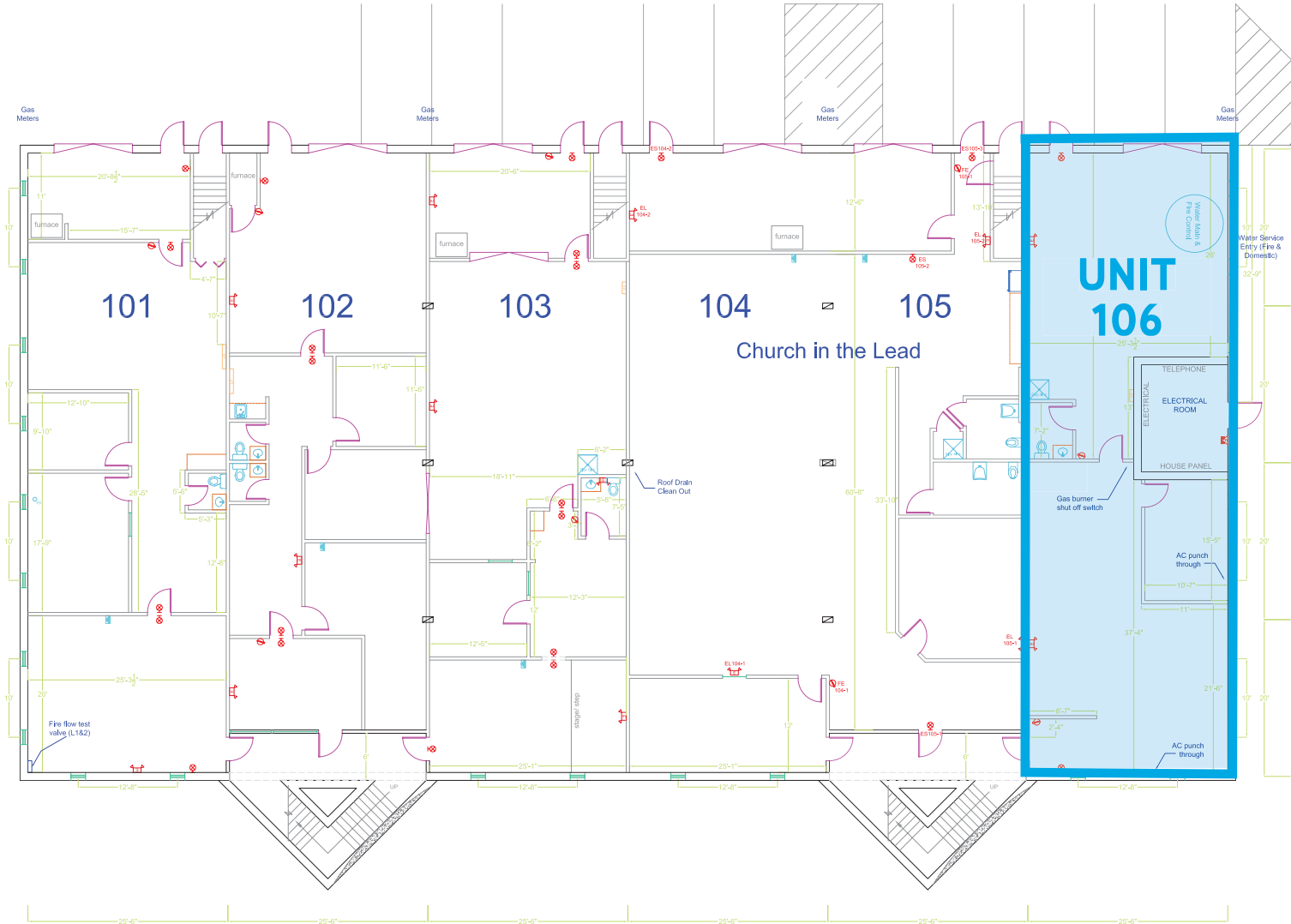
Specifications

Address:	8025 South Willow Street
Location:	Manchester, NH 03103
Building Type:	Office/flex
Year Built:	1987
Total Building SF:	24,000±
Available SF:	Unit 106: 2,000± Unit 201: 2,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	General Industrial (IND)
Parking:	Ample
2023 NNN Expenses:	\$5.09 PSF • CAM: \$3.72 • Taxes: \$1.37
Accessibility:	I-293, via Exit 1 or I-93, via Exit 5
Lease Rate:	Unit 106: \$12.00 NNN Unit 201: \$9.50 NNN



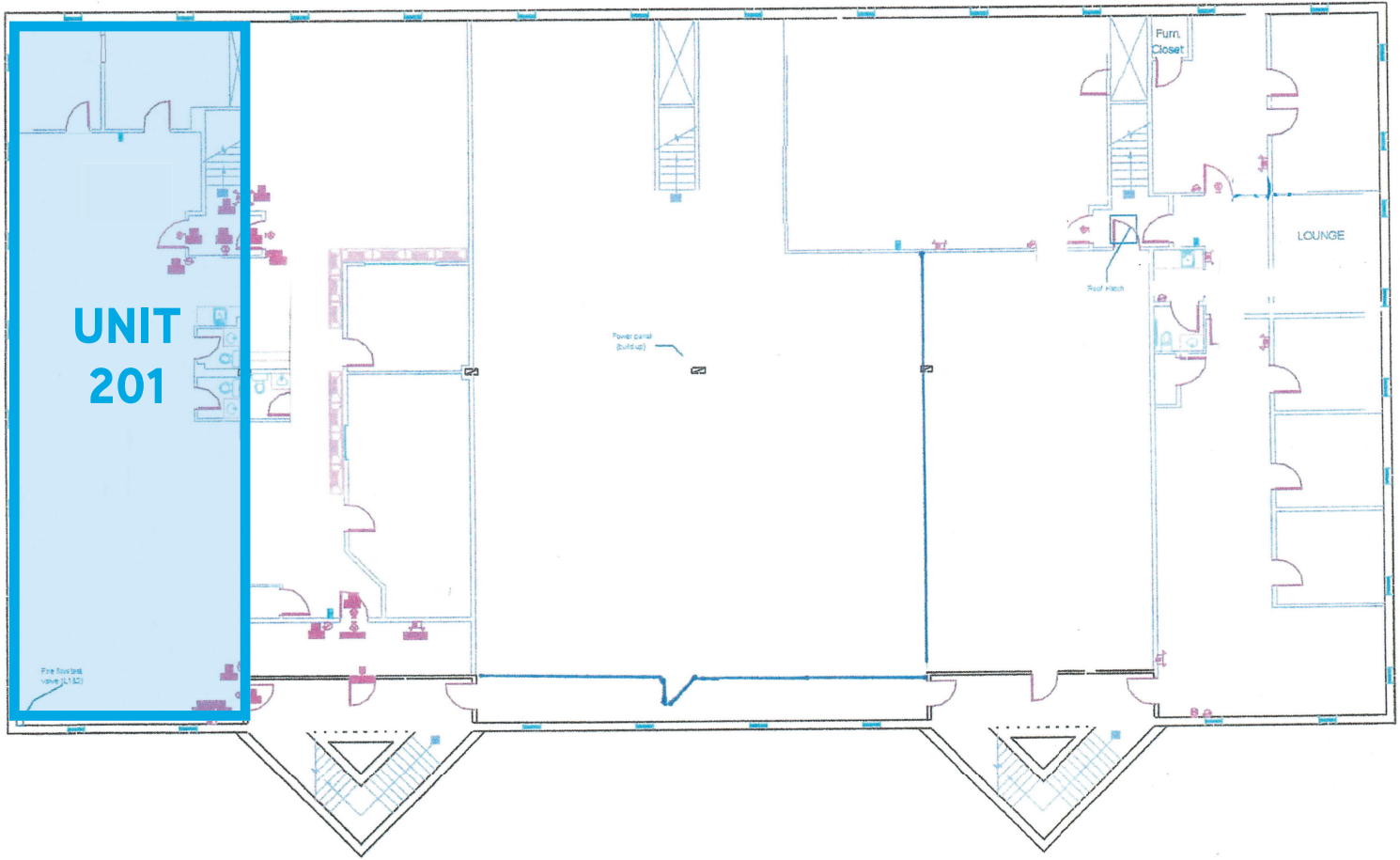
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First Floor Plan



 Unit 106:
2,000± SF

Second Floor Plan*



 Unit 201:
2,000± SF

*Not to scale.