



**8025 SOUTH WILLOW  
STREET  
MANCHESTER, NH**

**OFFICE SPACE FOR  
LEASE**



**REY SANTANA  
ASSOCIATE  
617-642-1680**



## Property Summary

Office space consisting of 4,000 sf. This property features two well-maintained buildings with on-site property management. Buildings offer elevator access and exterior lighting packs for enhanced visibility. Conveniently located on South Willow Street, the property provides easy access to I-293 (Exit 1) and I-93 (Exit 5). It is surrounded by a wide range of amenities, including Manchester-Boston Regional Airport, the Mall of New Hampshire, the US Post Office, numerous restaurants, and other services.

## Highlights

- Property consists of 2 well-maintained buildings with on site management
- Unit 206/207 is 4000+ 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

## Space Available

Unit 206/207; total of 4,000sf /  
\$12.50 NNN



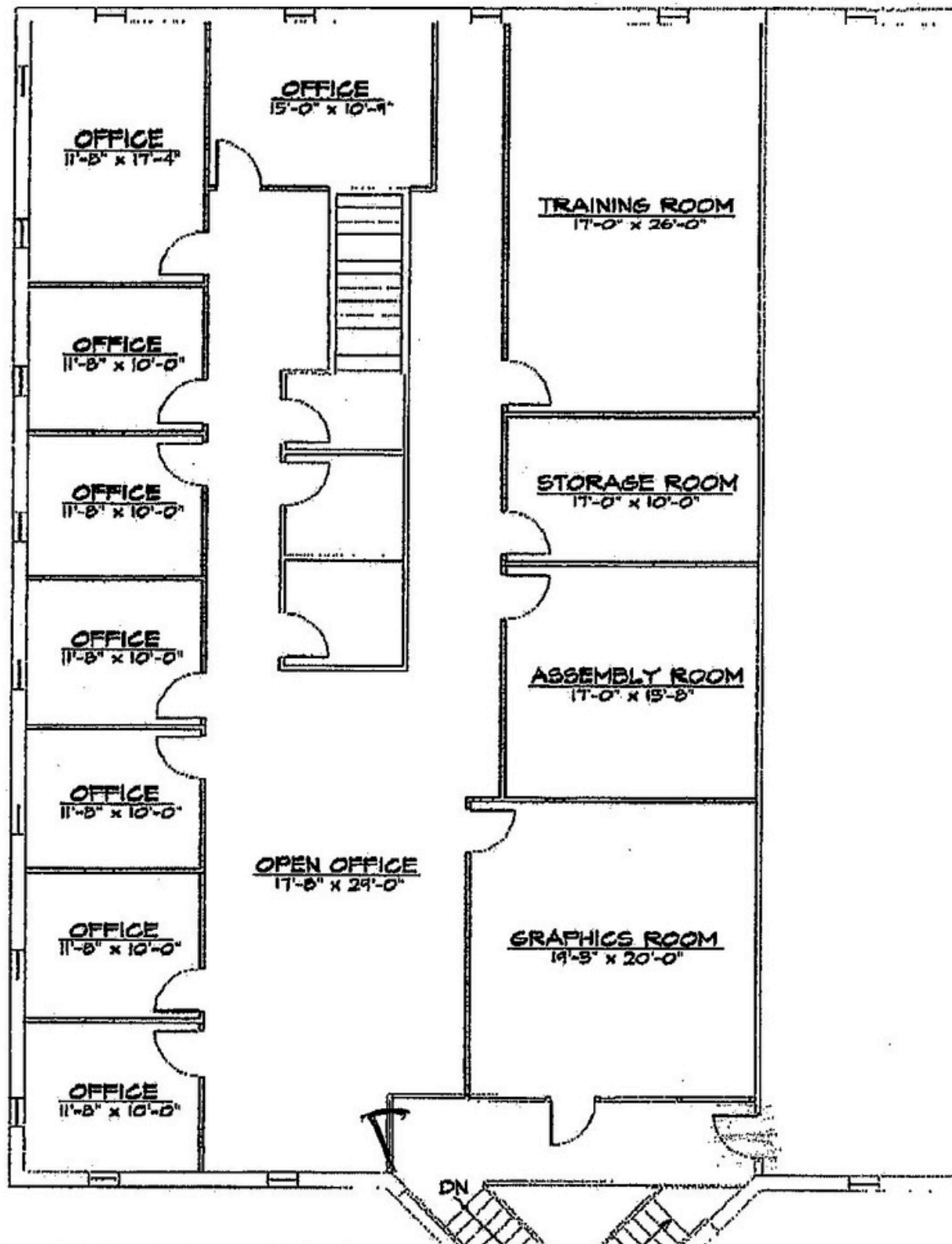


# Exterior Photos





# Floor Plan





# Area Map

SPACE FOR LEASE | 8025 S WILLOW STREET





# Demographics

	1 Mile	3 Miles	5 Miles
Population <span>^</span>			
2022	8,383	101,386	192,095
2021	7,598	100,560	190,809
2020	7,166	98,933	187,822
2019	6,547	99,855	191,092
2018	7,354	99,527	189,628
Household Income <span>^</span>			
2022 Median Income	\$108,888	\$83,974	\$86,260
Under \$25k	352	4,779	8,814
\$25k - \$50k	311	5,957	11,757
\$50k - \$100k	894	13,306	23,188
\$100k - \$150k	805	7,145	14,698
Above \$150k	971	8,697	17,566



# Advisor Bio



## REY SANTANA

Sales Associate

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### REY SANTANA PROFESSIONAL BACKGROUND

Rey Santana is a results-driven commercial real estate associate. Rey leverages over a decade of experience in the PropTech industry to deliver innovative, client-focused solutions in today's competitive market. Known for integrating cutting-edge technologies like 3D printing into commercial projects, he helps clients achieve cost savings, improve sustainability, and maximize ROI.

Since beginning his real estate career in 2020, Rey has successfully advised on development projects, earning a reputation for his strategic insights and technical expertise. His approach combines a deep understanding of market trends with innovative tools, positioning his clients to succeed in a rapidly evolving industry.

Rey's dedication to professional growth is evident in his education. He holds advanced certifications in Commercial Real Estate from MIT and Harvard Business School, along with a Master's in Leadership from Northeastern University and a Bachelor of Business Administration from UMass Lowell. Currently pursuing a Doctorate in Strategic Leadership and Real Estate Development, Rey continually refines his experience to serve his clients.

Rey has been recognized as one of Boston Business Journal's "40 Under 40" in 2024 and a TEDx speaker on innovation in real estate. His work with ESG Housing Inc., a nonprofit addressing housing insecurity, reflects his commitment to sustainable development and long-term industry growth.

From advising on commercial transactions to providing investment guidance, Rey strives to be a trusted partner for buyers, sellers, landlords, and tenants.