



SPERRY

COMMERCIAL REALTY ASSOCIATES

8025

S Willow Street

Manchester, NH

FOR LEASE



Chris Pascucci

MANAGING DIRECTOR

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NH #047341



Property Summary

Various office spaces ranging from 2,000 sf - 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 106 is 2000+ SF of mostly office space with a drive-in bay in the rear on the first floor
- Unit 201 is 2000+ 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

Spaces Available

Unit 106; 2,000 sf / \$12.50 NNN

Unit 201; 2,000 sf / \$9.50 NNN

Unit 203/204; 4,000 sf / \$11.00 NNN



Unit 106



Unit 201



Unit 203/204

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Area Map

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Demographics

	1 Mile	3 Miles	5 Miles
Population ^			
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 ^			
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



CHRIS PASCUCCI

Managing Director

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CHRIS PASCUCCI PROFESSIONAL BACKGROUND

Chris began his career in 1985 in the New York City area, focusing on property maintenance and management for office complexes. After moving to New Hampshire in 1995, he obtained his real estate license and joined Global Commercial Real Estate in Bedford, NH, expanding his property management services across Southern New Hampshire.

As a key liaison for property owners, tenants, and vendors, Chris has built a strong network in the state and specializes in sales, leasing, tenant relations, lease negotiations, and preventive asset maintenance.

In 2017, he became Principal Broker and Managing Director at The Masiello Group, helping to expand their commercial real estate division and grow the team to 20 associates. His leadership established the firm's strong presence in New Hampshire, Maine, Massachusetts, and Vermont.

In October 2024, Chris launched a new chapter as Owner and Principal Broker of Commercial Realty Associates, aiming to position the firm as a premier commercial real estate leader in Northern New England. With a focus on excellence and innovation, Chris is dedicated to providing exceptional service to clients.