



PROPERTY OVERVIEW

The Boulos Company is pleased to present 155 Dow Street, Suite 100, Manchester, NH for Sale. This impressive 4,740± square foot office condo is situated in the historic Amoskeag Millyard, in the heart of downtown Manchester, NH.

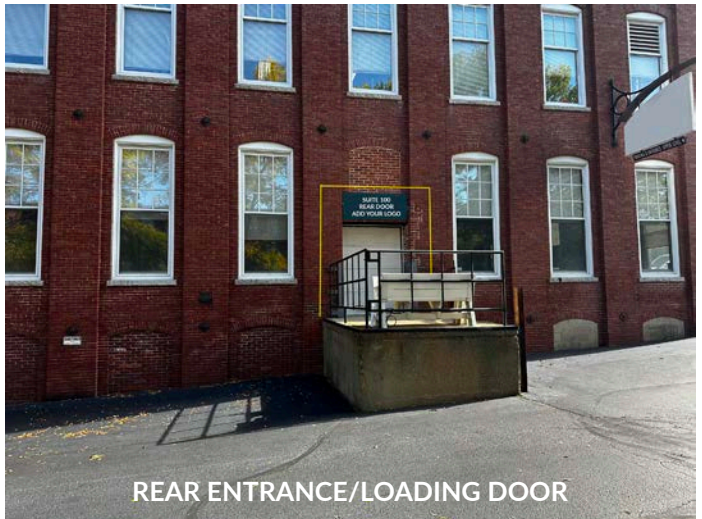
Blending classic charm with modern updates, this space is filled with character and functionality. The property features high ceilings with stunning exposed wooden beams and large windows that flood the interiors with natural light. The space includes a combination of glass wall offices and open area, reception, conference rooms, kitchenette, restrooms, and there is a rear entrance/loading door. This condo is perfectly suited for a variety of professional uses.

PROPERTY HIGHLIGHTS

- Prime location is historic millyard
- Walk to restaurants, lodging, shops and entertainment
- First floor with handicap access
- Public transportation nearby
- Beautifully designed space
- 9 on-site parking spaces available
- Furniture is negotiable
- One mile from the Exit 4 off I-293



INTERIOR PHOTOS



REAR ENTRANCE/LOADING DOOR



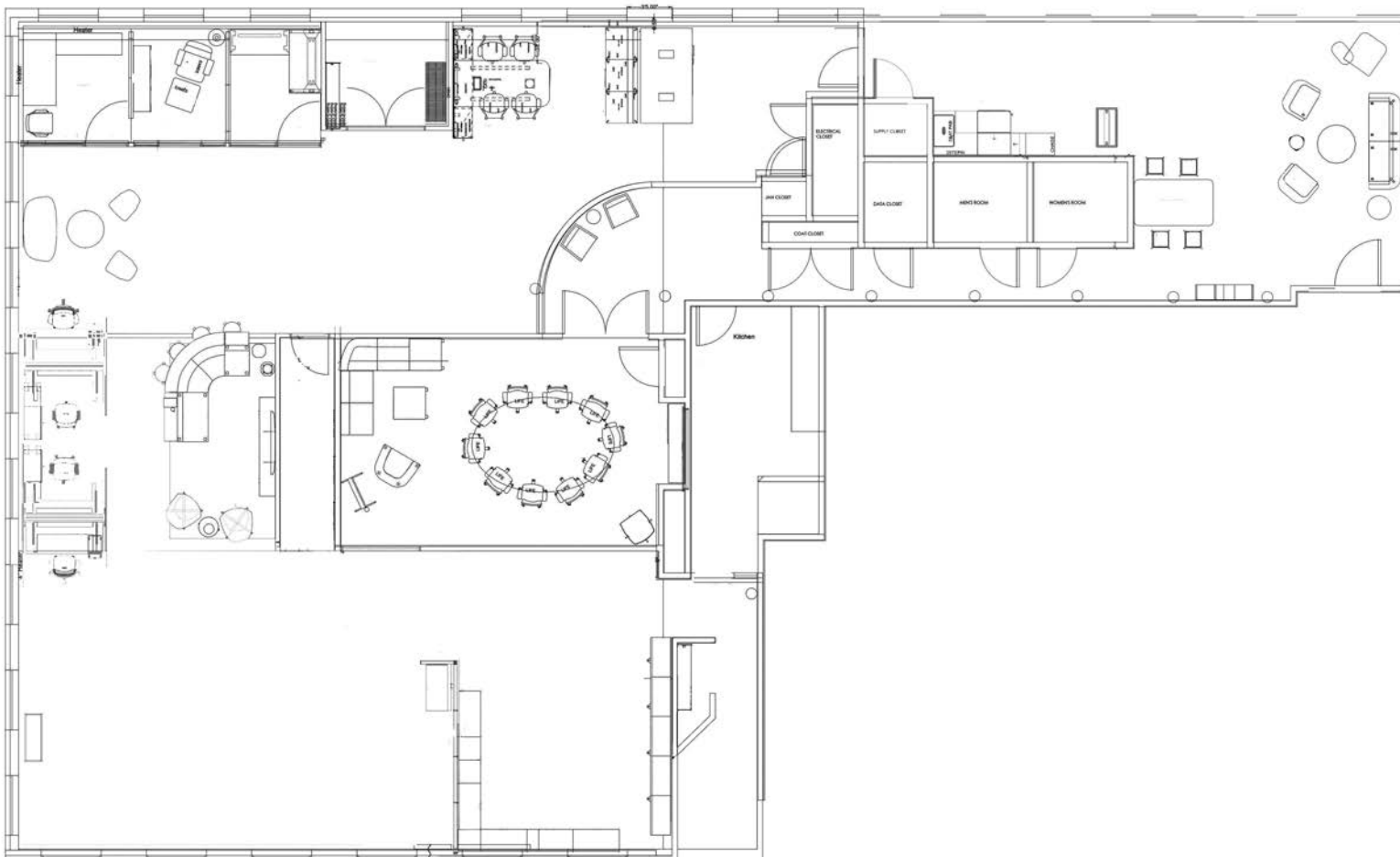
PROPERTY SPECIFICATIONS

UNIT SIZE	4,740± SF
TYPE	Single-story condo (1st floor)
ELEVATOR	Yes
PARKING	9 spaces
LOADING	(1) loading door

UTILITIES	Municipal water & sewer; gas
HVAC	Fully air-conditioned
CONDO FEE*	\$5.74/SF
TAXES	\$2.16/SF
SALE PRICE	\$758,400

*Condo fee includes: insurance, utilities & CAM

FLOOR PLAN





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