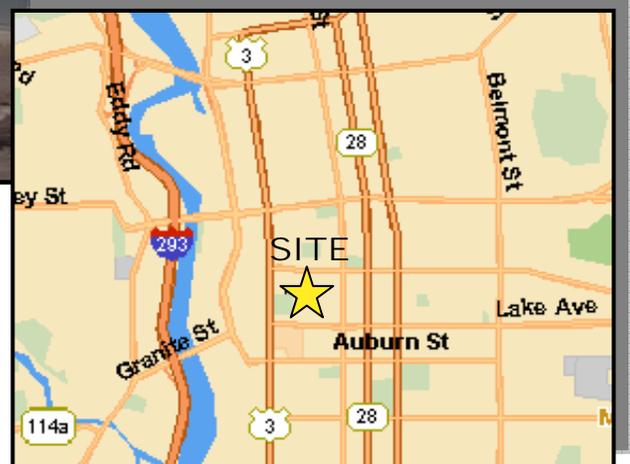
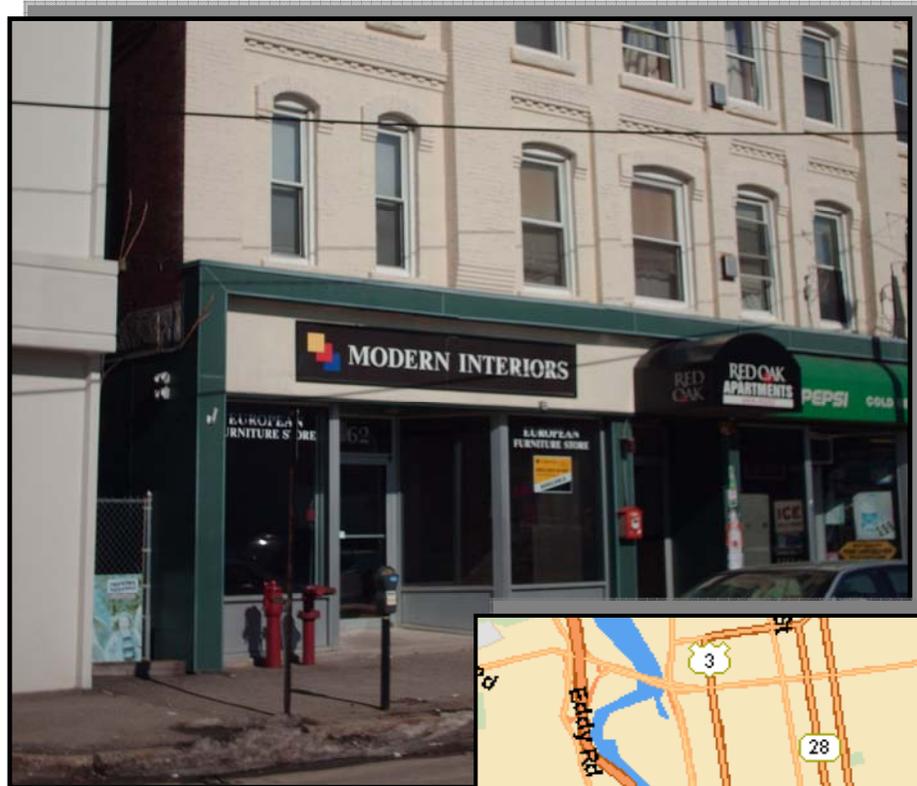


For Lease

64 Merrimack Street Manchester, NH 03101

- 2,356 +/- sf of rare storefront space available in Manchester's Central Business District
- Wood floors throughout the first floor
- Additional 896 +/- sf of finished basement space included at no extra charge
- Large windows offer excellent street level visibility
- On-street parking available
- Proudly owned and managed by Red Oak Property Management
- Handicapped accessible, gas heat and central AC
- Area Neighbors:
 - Merrimack Street Volvo
 - United States Federal Building
 - Hillsborough County Superior Court
 - Veterans Park
 - Verizon Wireless Arena
- Demographics:
(5 mile radius)*
 - Population: 279,501
 - Average HH Income: \$76,009



Lease Rate:
\$14.00 psf
modified gross

For additional information, please contact:

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170 South River Road ♦ Bedford, NH 03110

(603) 623-0100 ♦ Fax (603) 645-6576

Independently Owned and Operated

www.coldstreamre.com

* (obtained from Claritas, 2006)

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