



For Lease

First Class Office/Tech Space

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316 DW Highway Merrimack, NH

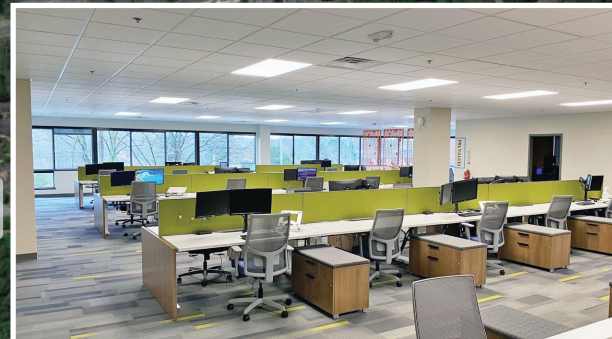
Property Highlights

- 5,000± to 20,000± SF of furnished turnkey space is available for lease
- Beautifully fit-up office consisting of a large open work area, conference rooms, private offices, and kitchen space
- Located directly off Exit 11, Route 3/Everett Turnpike, providing easy access to Manchester and Nashua; 8 miles to MHT airport
- Pylon signage along highly visible Route 3 with a traffic count of 14,785± AADT per NHDOT 2025
- Close to restaurants, banks, medical, child care, and many other amenities
- Owned and managed by Riley Enterprises

Turnkey space well below market rates!

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	316 DW Highway
Location:	Merrimack, NH 03054
Building Type:	Office
Year Built:	1984
Total Building SF:	57,180±
Available SF:	5,000± to 20,000±
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Elevator:	Yes
Zoning:	General Commercial
Parking:	Ample
Accessibility:	Right off Exit 11, Route 3/Everett Turnpike
Lease Rate:	\$12.95 to \$15.95 modified gross + electric

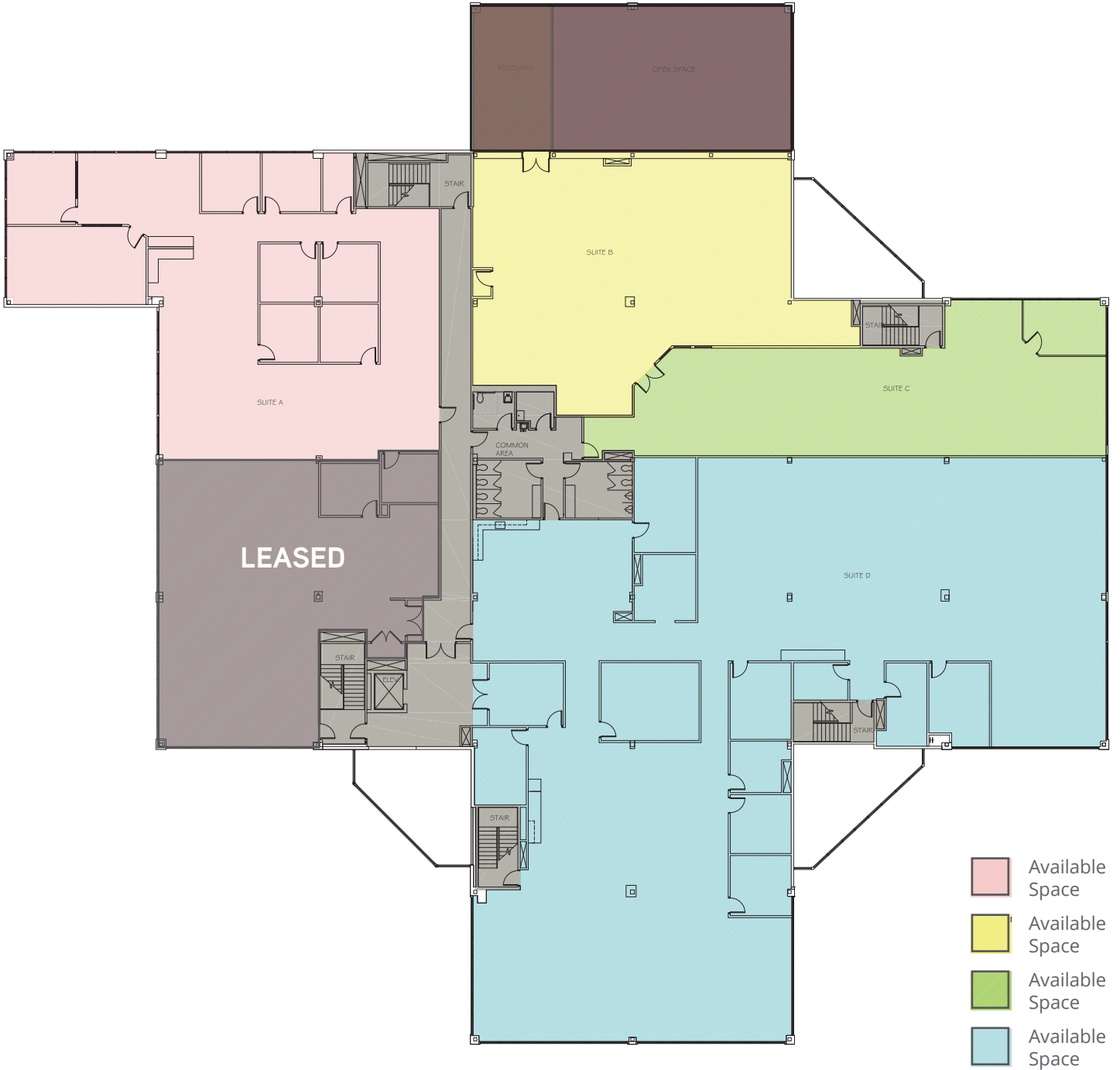


360° Virtual Tour

Hover your camera over the code

One or more of the principal(s) in the ownership entity holds a NH Real Estate License.

2nd Floor Plan



1 EXISTING CONDITIONS - FLOOR 2
3/27 = 1/0"

<h1>EX.2</h1>	EXISTING CONDITIONS	SCALE : 3/32" = 1'-0" DRAWN BY : EL REVIEWED BY : GM	DATE ISSUED : _____ 05/31/2024	<h2>RILEY ENTERPRISES</h2> <p>316 DWH, FLOOR 1 MERRIMACK, NH</p>	 <p>STIBLER ASSOCIATES INTERIOR DESIGN</p> <p>3 Executive Park Drive Bedford, NH 03110 603.623.0952</p> <p><small>Copyright © 2023 by Stibler Associates All Rights Reserved</small></p>
	<p>316 DW Highway, Merrimack, NH</p>				

Suite D Floor Plan



A FURNITURE AND ELECTRICAL PLAN
1/8" = 1'-0"