

**OFFICE SUITES & STORAGE UNITS
400 BEDFORD STREET
MANCHESTER, NH**



HIGHLIGHTS

CLOSE TO INTERSTATE

*CLOSE TO VERIZON
CENTER*

AMPLE PARKING

*STATE OF THE ART
SECURITY SYSTEM*

*FIRE SUPPRESSION
SYSTEM*

FRIEGHT ELEVATORS

FOR A COMPLETE PACKAGE CONTACT:

STEVE MAZARAKIS
(603) 472-1529

smazarakis@pruverani.com

or BOB LAWSON
(603) 254-6448

blawson@pruverani.com

FOR ALL OF YOUR COMMERCIAL REAL ESTATE NEEDS

**INTERIOR PHOTOS
UNIT 104**



New Heating System

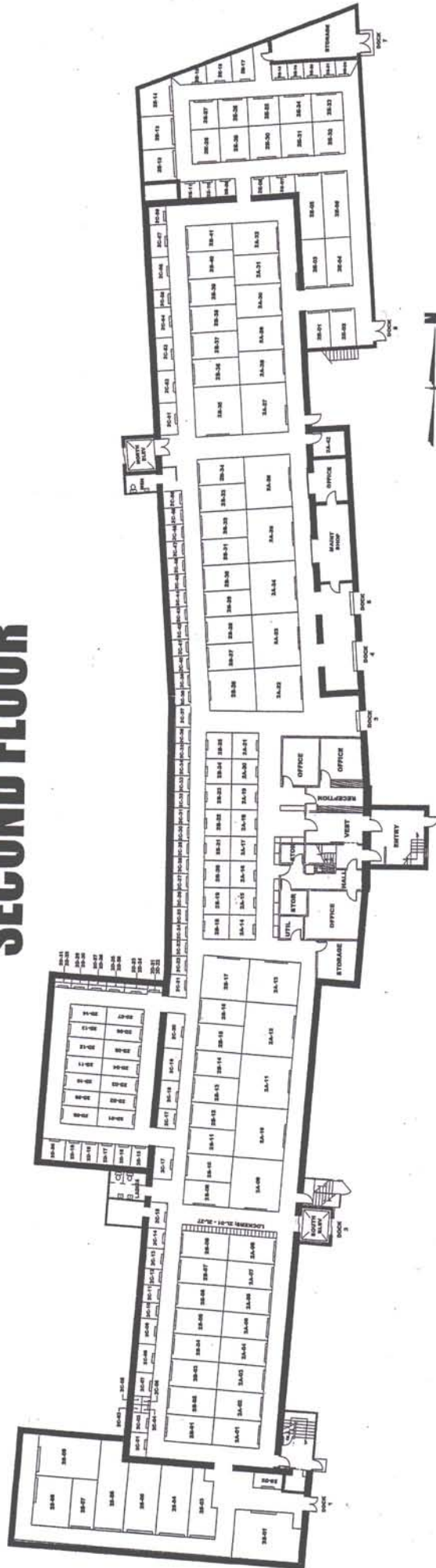


Sandblasted Brick

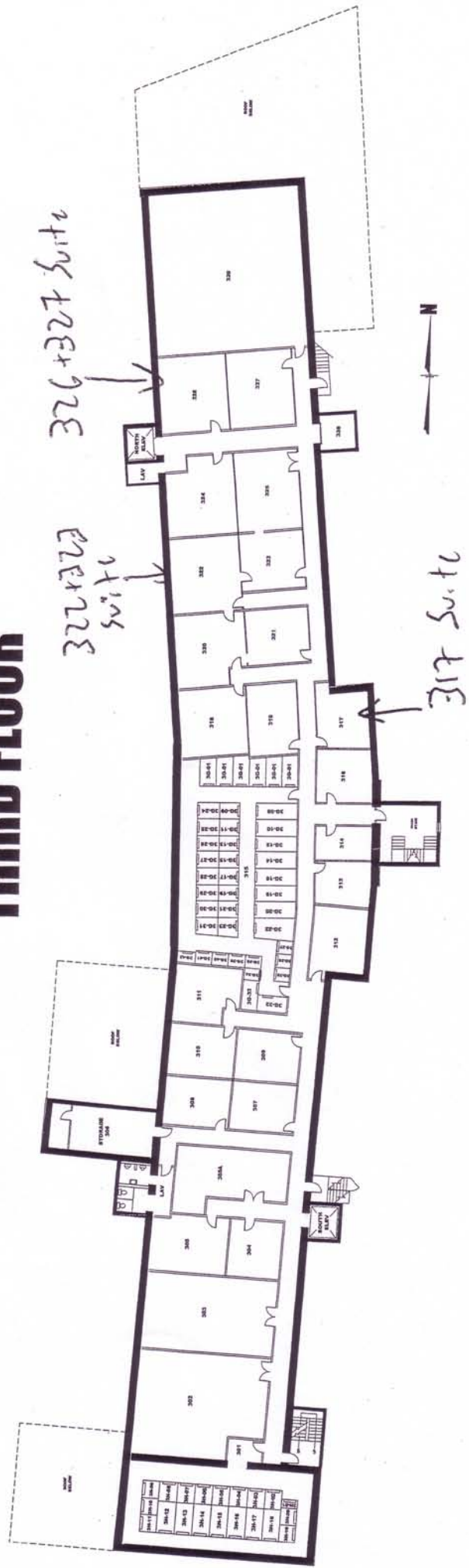


Sandblasted Ceiling

SECOND FLOOR



THIRD FLOOR



MORGAN STORAGE
400 Bedford Street Manchester, NH
VIA EMAIL; smazarakis@pruverani.com &
blawson@pruverani.com

VACANT UNITS
Revised
Feb 5, 2007
(Replaces Jan 2007)

Located in Mill Yard
Self storage/Office/Small shop/Hobbyists
Digital Surveillance
Electronic Card Entry
ADT Security
Unassigned parking

MONTHLY RATES
(Gross Unless Specified)

Suite 328 (327)

990 sq' 3rd floor
Office w/ attached storage room
3 windows
\$750 plus electric

Suite 317 (323)

740 sq' 3rd floor
Office
\$750 plus electric

Unit 140

1416 sq' 1st floor
Shop/storage/concrete floor/no windows
Next to loading dock
\$850 plus electric

Unit SW01

210 sq' 1st floor
Office/rehearsal/no windows/gas heat
All new construction
\$375.00
Available 30 days

Unit SW03

240 sq' 1st floor
Office/rehearsal/no windows/gas heat
All new construction
\$375.00
Available 30 days

Unit SW04

285 sq' 1st floor
Office/rehearsal/2 windows/gas heat
All new construction
\$550.00
Available 30 days

Unit SW05

528 sq' 1st floor
Office/rehearsal/2 windows/gas heat
All new construction
\$450
Available 30 days

Unit 104

988 sq' 1st floor
office/retail/computer
sandblasted brick & ceiling
4 new prime windows
\$950 plus electric

AUTO/RV/INSIDE STORAGE

\$105/Month
Call for availability

Other units

200 sq' to 400 sq'
1st & 3rd floors
Rehearsal/shop/photography/storage
Drywall/electric/12 high ceilings
Windows with some units
\$250-\$350

PRE-1978 HOUSING

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)



(a) Presence of lead-based paint and/or lead-based hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.



(b) Records and Reports available to the purchaser (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- _____ © Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home."
- _____ (e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)



(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy and acknowledgment of Receipt

The following parties acknowledge receipt of the Lead Paint Disclosure for pre-1978 housing, have reviewed the information above concerning lead paint and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller Chris May Date 8/24/06 Purchaser _____ Date / /
Seller _____ Date / / Purchaser _____ Date / /
Agent [Signature] Date 8/10/06 Agent _____ Date / /



STANDARD FORM SELLER AGENCY DISCLOSURE



Rea 701.01 of the NH Real Estate Commission Administrative Rules requires a Real Estate licensee to provide all prospective purchaser(s) with the following written disclosures:

ALL BROKER(S)/SALESPERSON(S) REPRESENT THE SELLER(S), NOT THE BUYER(S), IN THE MARKETING, NEGOTIATING AND SALE OF PROPERTY, UNLESS OTHERWISE DISCLOSED IN WRITING.

HOWEVER, THE BROKER(S) AND SALESPERSON(S) HAVE AN ETHICAL AND LEGAL OBLIGATION TO TREAT ALL PARTIES TO A TRANSACTION HONESTLY.

Notification provided by:

[Signature] 8/24/08 Prudential Verus Realty
 Signature of Licensee Date Name of Agency

I have received a copy of this notification and disclosure.

_____ _____ _____ _____
 Signature of Prospective Purchaser Date Signature of Prospective Purchaser Date