



CASE STUDY

Red Oak Apartment Homes
Private Office and Coworking Space
Design

Work Meets Home: Coworking Reimagined
in the Heart of Manchester

409 Elm St., Manchester, NH 03101

13,500 sq. ft.

exterus
FURNITURE THAT WORKS



CLIENT OVERVIEW

Red Oak Apartment Homes is an apartment rental leader in New Hampshire, offering more than 1,700 rental units across the state. Since its founding in 1984 by New Hampshire native Ron Dupont, Red Oak has transformed apartment properties in areas across New Hampshire into hip, stylish, and modern apartment communities, condos, and single-family homes. Known for their innovative and resident-centric approach, Red Oak provides a wide variety of floor plans and options to meet residents' needs.

PROJECT SCOPE

In 2022, Red Oak partnered with Exterus and interior design firm Stibler Associates to design and furnish the coworking space within one of their newly developed luxury apartment

communities in downtown Manchester. This project marked the second coworking initiative following the success of their first project, also in Manchester, in 2017.

The new coworking space was envisioned as a professional amenity for residents and the broader community—featuring private and shared offices, hoteling workstations, a conference room, and an inviting lounge area. The objective was to create a vibrant, fresh, and cohesive workspace that aligned with the aesthetic of the residential building while supporting a variety of working styles.

PROCESS & IMPLEMENTATION

Exterus worked closely with Red Oak's ownership team and the Vice President of Property Management to bring the vision for this coworking space

to life. Collaboration with Stibler Associates ensured that the furniture selections and spatial layout integrated seamlessly with the building's architecture and user needs.

With the advantage of a new build, the team could approach the project from the ground up—tailoring the space to meet both Red Oak's functional needs and stylistic goals. Products from Teknion, OFS, and SitOnIt were selected for their craftsmanship, adaptability, and contemporary aesthetic. The result was a space that encouraged productivity while echoing the style and excellence of Red Oak's residential experience.

Furniture was delivered and installed by Exterus' trusted contractors, ensuring a smooth and cost-effective installation process and allowing for easy reconfigurability down the road.

OUTCOME

Successfully completed in 2022, the finished coworking space offers a bright, energetic environment that enhances the appeal of the luxury apartment complex and delivers meaningful value to both residents and the surrounding neighborhood. Designed to support modern work habits, the space is as flexible as it is stylish—serving freelancers, remote workers, and small teams alike.

The project not only strengthened Red Oak's amenity offerings but also demonstrated their continued investment in innovation and community enhancement. Just as Red Oak has transformed the residential experience, this coworking space reflects their broader commitment to providing outstanding living and working experiences in New Hampshire.



