

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Cypress Medical Park

30 Canton Street Unit 12, Manchester, NH 03103

Exclusively Represented By:

Jennifer Gray

Commercial Advisor

603 845 2500

jennifer.gray@verani.com

Kimberly Reagan

Director Commercial Division

603 845 2286

kim.reagan@verani.com

OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
RETAILER MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13

Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | VERANI
REALTY

 COMMERCIAL DIVISION™

Property Information

Section 1

Executive Summary

FOR LEASE



Offering Summary

Price	\$23 psf
Price / GSF	\$23 psf
GSF	1,495 SF
# of Floors	1
Parking Spaces / Ratio	null / null
Year Built	1980

Property Overview

This medical office condo is well planned out to give maximum space to it's occupants. Spacious parking with close proximity to Elliot Hospital. Currently used as a Periodontic Dental Office.

Property Highlights

This Property Offers Five Patient Offices, Five Dedicated Parking Spots, Two Back Offices, And Two Bathrooms.

Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

Property Description

FOR LEASE



Property Description

This medical office condo is well planned out to give maximum space to it's occupants. Spacious parking with close proximity to Elliot Hospital. Currently used as a Periodontic Dental Office.

Location Description

The property's proximity to Elliot Hospital and Cypress Street places it in a highly sought-after urban area, offering tenants convenient access to essential healthcare services and a bustling city atmosphere. The nearby urban environment, complemented by local amenities and attractions, creates an appealing setting for office and office building investors and tenants.

Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

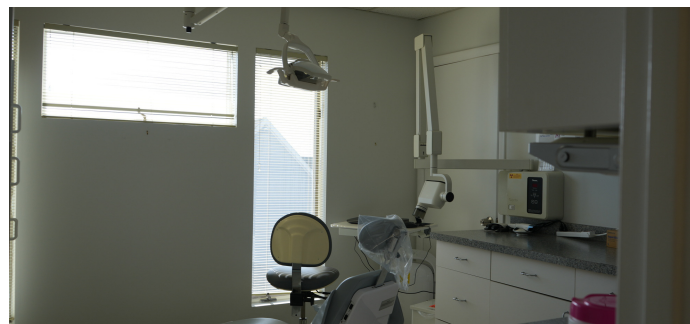
**Berkshire Hathaway HomeServices
Verani Realty**
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY

 **COMMERCIAL DIVISION™**

Additional Photos

FOR LEASE



Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY



Location Information

Section 2

Regional Map

FOR LEASE



Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY



Location Map

FOR LEASE



Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

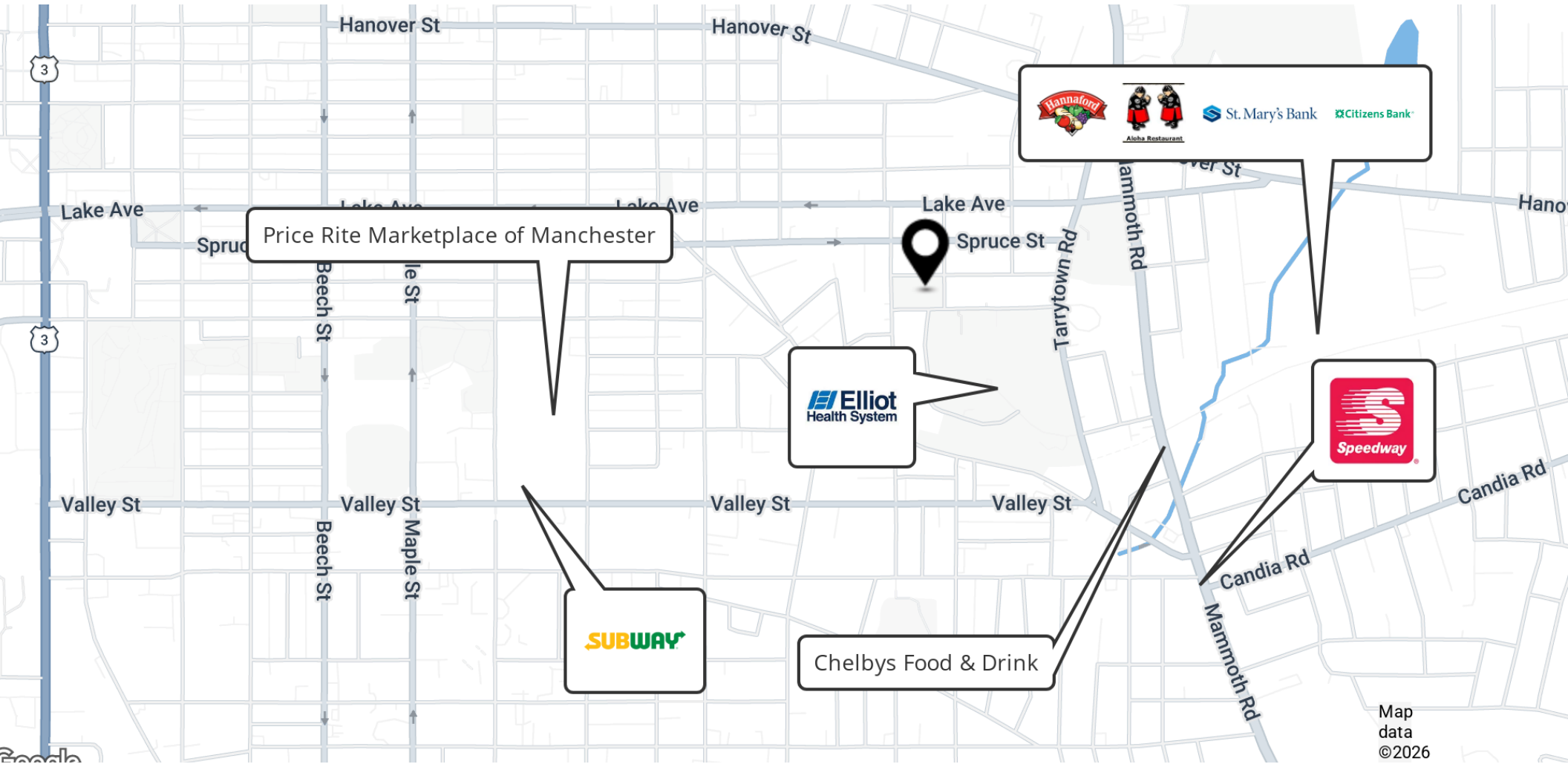
Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY



Retailer Map

FOR LEASE



Map data ©2026

Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

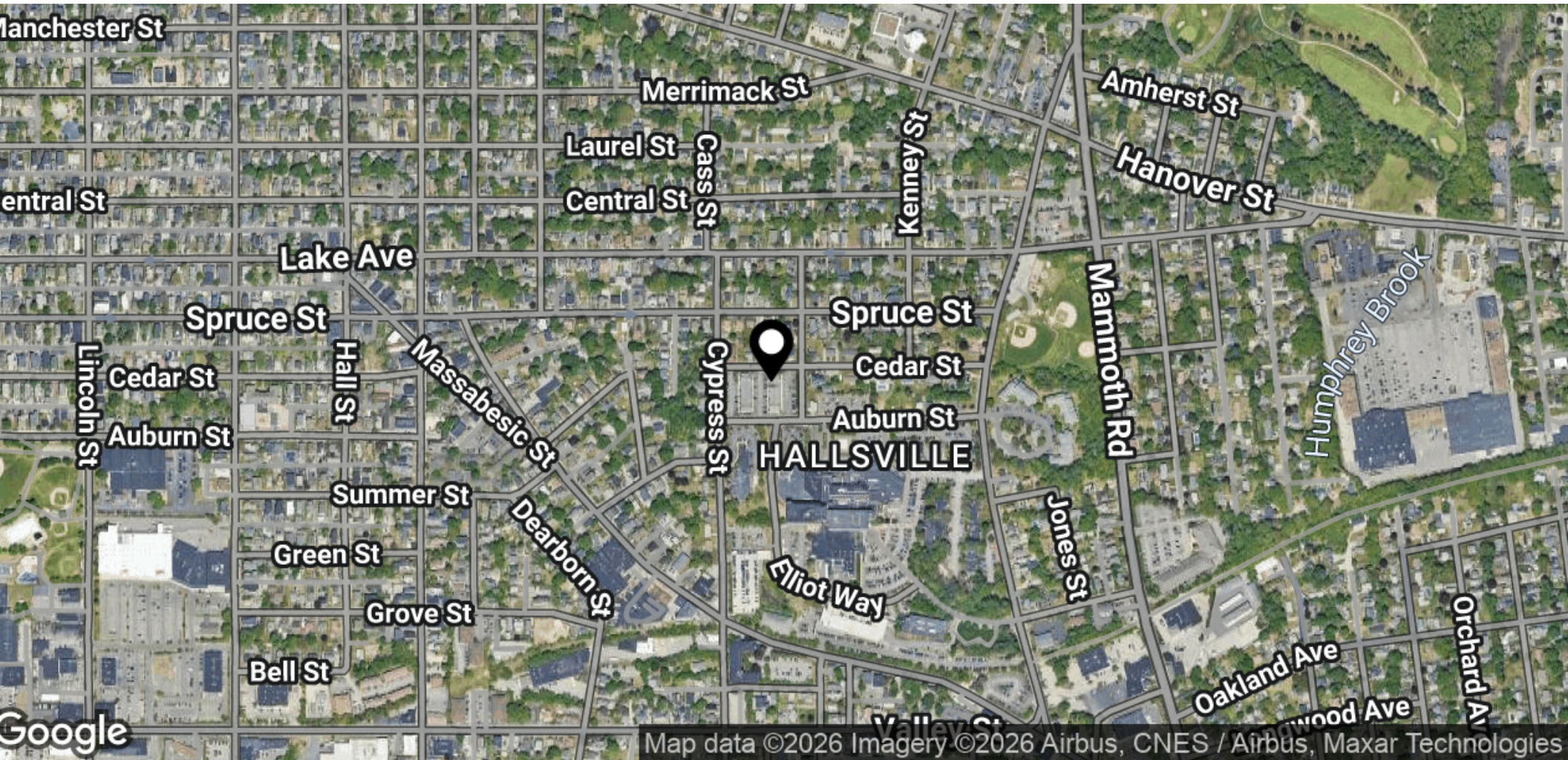
Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
View Website

BERKSHIRE HATHAWAY | VERANI REALTY
HOMESERVICES



Aerial Map

FOR LEASE



Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES | REALTY



Demographics

Section 3

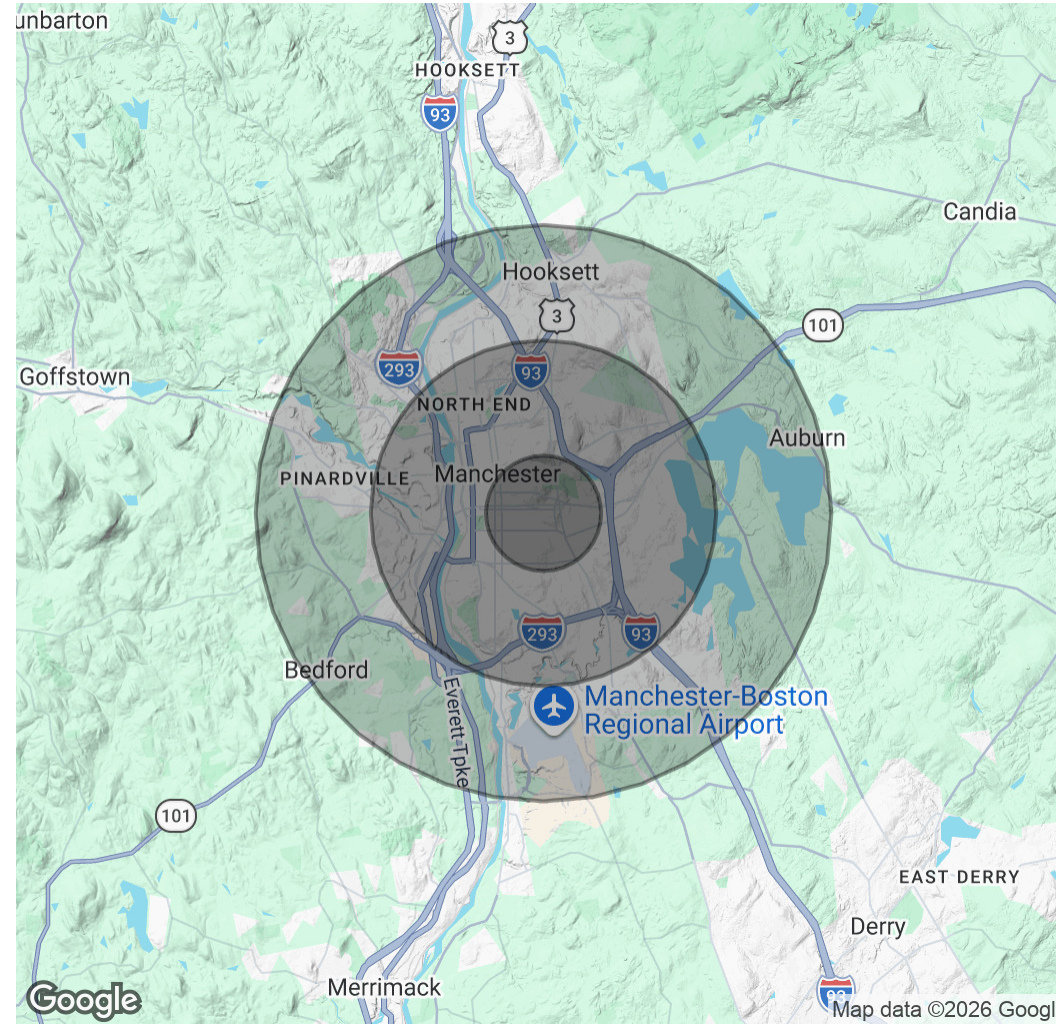
Demographics Map & Report

FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	27,417	100,292	140,367
Average Age	37.9	39.3	39.7
Average Age (Male)	36.3	38.4	39.1
Average Age (Female)	38.2	39.8	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,455	42,517	58,027
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,062	\$96,827	\$106,280
Average House Value	\$324,779	\$339,271	\$360,891

2023 American Community Survey (ACS)



Jennifer Gray
 Commercial Advisor
 603 845 2500
 jennifer.gray@verani.com

Kimberly Reagan
 Director Commercial Division
 603 845 2286
 kim.reagan@verani.com

**Berkshire Hathaway HomeServices
 Verani Realty**
 1 Verani Way
 Londonderry, NH 03053
 603.434.2377
[View Website](#)

**BERKSHIRE
 HATHAWAY** | VERANI
 HOMESERVICES | REALTY

 **COMMERCIAL DIVISION™**

Advisor Team

FOR LEASE



Jennifer Gray

Commercial Advisor

Direct: 603.845.2500 **Cell:** 603.493.6277
jennifer.gray@verani.com



Kimberly Reagan

Director Commercial Division

Direct: 603.845.2286 **Cell:** 603.418.5503
kim.reagan@verani.com

NH #067557 // MA #9574862 VT #081.0134322 ME #BR928874

Jennifer Gray
Commercial Advisor
603 845 2500
jennifer.gray@verani.com

Kimberly Reagan
Director Commercial Division
603 845 2286
kim.reagan@verani.com

Berkshire Hathaway HomeServices
Verani Realty
1 Verani Way
Londonderry, NH 03053
603.434.2377
[View Website](#)

**BERKSHIRE
HATHAWAY** | VERANI
HOMESERVICES REALTY

 COMMERCIAL DIVISION™