

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Union Square Business Suites For Lease

376 Union Avenue, Laconia, NH 03246

Exclusively Represented By:

**Judy Hernandez**

Commercial Advisor Realtor

603 998 7477

[judy.hernandez@verani.com](mailto:judy.hernandez@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  |
| PROPERTY & LOCATION DESCRIPTION | 4  |
| PROPERTY HIGHLIGHTS             | 5  |
| SPACES FOR LEASE                | 6  |
| ADDITIONAL PHOTOS               | 10 |
| UNIT 13 FLOOR PLAN              | 11 |
| UNIT 14 FLOOR PLAN              | 12 |
| UNIT 15 FLOOR PLAN              | 13 |
| LOWER LEVEL FLOOR PLAN          | 14 |
| LOCATION INFORMATION            | 15 |
| REGIONAL MAP                    | 16 |

Judy Hernandez  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

# Property Information

## Section 1

# Property & Location Description

FOR LEASE



## Property Description

Position your business in the heart of the growing Lakes Region market at 376 Union Avenue in Laconia's Union Square redevelopment. Four leasing opportunities are currently available, offering a flexible mix of turnkey office suites and build-to-suit options designed to accommodate a variety of professional, retail, medical, and service-oriented users.

This evolving mixed-use environment provides a convenient, walkable setting near downtown restaurants, cafés, retail shops, and everyday services, creating an attractive experience for both employees and clients. The property also offers ample on-site parking with multiple access points, providing easy accessibility and convenience throughout the day.

Whether you are launching a new business, expanding operations, or seeking a customized space solution, Union Square delivers flexibility, visibility, and functionality in one of Laconia's emerging redevelopment corridors.

## Location Description

Located along busy Union Avenue in the heart of Laconia, Union Square offers a convenient and highly accessible location within the Lakes Region. The property is surrounded by restaurants, cafés, retail shops, banks, medical services, and everyday amenities, creating a walkable environment for both employees and customers. With close proximity to downtown Laconia, Lake Winnepesaukee, and major commuter routes, this location provides strong visibility, easy accessibility, and excellent connectivity for a wide range of businesses.

**Judy Hernandez**  
Commercial Advisor Realtor  
603.998.7477  
judy.hernandez@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY

 **COMMERCIAL DIVISION™**

# Property Highlights

FOR LEASE



## Property Highlights

- Four leasing opportunities available within the Union Square redevelopment
- Flexible suite configurations including turnkey office space and build-to-suit opportunities
- Ideal for office, medical, retail, service, and professional users
- Walkable location near restaurants, cafés, retail, and everyday services
- Ample on-site parking for tenants and visitors
- Multiple access points for convenient ingress and egress
- Strong visibility along busy Union Avenue corridor
- Convenient access to downtown Laconia and the greater Lakes Region
- Professional business environment within an evolving mixed-use redevelopment
- Surrounded by established businesses, residential neighborhoods, and community amenities
- Flexible leasing opportunities designed to accommodate a variety of business needs
- Excellent opportunity for businesses seeking growth in a high-traffic regional market

**Judy Hernandez**  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY

 **COMMERCIAL DIVISION™**

# Spaces For Lease

FOR LEASE

## Lease Information

|              |                  |             |                             |
|--------------|------------------|-------------|-----------------------------|
| Lease Type:  | MG               | Lease Term: | Negotiable                  |
| Total Space: | 1,207 - 1,602 SF | Lease Rate: | \$1,609 - \$2,136 per month |

## Available Spaces

| Suite                            | Tenant    | Size (SF) | Lease Type     | Lease Rate        | Description   |
|----------------------------------|-----------|-----------|----------------|-------------------|---|
| UNIT 13 - TIER 1 - MOVE-IN READY | Available | 1,207 SF  | Modified Gross | \$1,609 per month | <p>Bright first-floor professional office suite offering approximately 1,207 +/- sq. ft. of flexible, move-in-ready space in the revitalized Union Square district of downtown Laconia. Ideal for growing local businesses, startups, professional services, or nonprofit organizations seeking an accessible and functional downtown location.</p> <p>The suite features a welcoming reception area, private office, open bullpen/workspace, a multipurpose room with additional storage, and a dedicated copier/mail/coffee station. The layout supports both client-facing operations and collaborative internal workspace needs with efficient flow throughout.</p> <p>Located on the first floor, the suite offers ramp access at the main entrance along with a secondary rear exit leading to additional parking. On-site parking is available for staff and clients, providing ease of access for daily operations.</p> <p>Situated within the ongoing redevelopment of Union Square, tenants benefit from proximity to downtown restaurants, cafés, services, and a growing professional business environment.</p> <p>Lease Rate: \$1,609/month + utilities (equivalent to approximately \$16/SF). Tenant responsible for utilities and proportionate building expenses. Tenant improvements negotiable.</p> <p>Available immediately. A strong opportunity for businesses seeking functional, affordable space in a central location.</p> |

**Judy Hernandez**  
Commercial Advisor Realtor  
603.998.7477  
judy.hernandez@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES | VERANI  
REALTY

 **COMMERCIAL DIVISION™**

# Spaces For Lease

FOR LEASE

| Suite                            | Tenant    | Size (SF) | Lease Type     | Lease Rate        | Description  |
|----------------------------------|-----------|-----------|----------------|-------------------|--|
| UNIT 14 - TIER 1 - MOVE-IN READY | Available | 1,602 SF  | Modified Gross | \$2,136 per month | <p>Spacious and character-filled second-floor professional office offering approximately 1,602 +/- sq. ft. in the heart of Laconia's revitalized Union Square. Former radio station space, this suite is ideal for established businesses, creative firms, professional services, counseling practices, or administrative headquarters seeking a distinctive and functional workspace.</p> <p>The suite features six private offices, a large reception/lobby area with a coat closet, a spacious conference room highlighted by vaulted ceilings and an impressive multi-pane glass wall with classic pocket doors, a mini kitchen/break area, and a private restroom. The layout provides excellent separation of space while maintaining operational flexibility.</p> <p>Comfort is provided via FHA heat with heat pump system. The building offers multiple access points, including a main front entrance with ramp access from the right-side parking lot and a secondary rear exit with access to additional parking on the left side of the building.</p> <p>Located on the second floor, the suite provides a quiet, professional environment within a growing Laconia, with nearby restaurants, cafés, and services that support business convenience and employee accessibility.</p> <p>Lease Rate: \$2,136/month + utilities (equivalent to approximately \$16/SF). Tenant responsible for utilities and proportionate building expenses. Tenant improvements negotiable.</p> <p>Available immediately. A rare opportunity to secure a character-rich, turnkey office suite in Laconia.</p> |

**Judy Hernandez**  
 Commercial Advisor Realtor  
 603 998 7477  
[judy.hernandez@verani.com](mailto:judy.hernandez@verani.com)

**Berkshire Hathaway HomeServices  
 Verani Realty**  
 12 Whittier Highway  
 Moultonborough, NH 03254  
 603.253.7766  
[View Website](#)

**BERKSHIRE  
 HATHAWAY** | VERANI  
 HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

# Spaces For Lease

FOR LEASE

| Suite  | Tenant    | Size (SF) | Lease Type     | Lease Rate | Description   |
|--|-----------|-----------|----------------|------------|---|
| UNIT 15 - TIER 2 - BUILD-TO-SUIT OPPORTUNITY | Available | 1,218 SF  | Modified Gross | Negotiable | <p>Second-floor shell space located directly across from Unit 14, offering a rare opportunity to create a fully customized office or commercial suite in downtown Laconia's Union Square district.</p> <p>This unfinished space is ideal for tenants seeking to design a layout tailored to their operational needs, including professional office, creative studio, or specialized service-based uses. The flexible footprint allows for multiple configurations depending on tenant requirements.</p> <p>Delivered in as-is condition, the space will require a full tenant build-out. Ownership is open to discussing lease structure options that support tenant improvements, depending on terms and use.</p> <p>Convenient second-floor access within a professionally managed building featuring on-site parking, ramp access at the main entrance, and a growing mix of professional tenants.</p> |

**Judy Hernandez**  
Commercial Advisor Realtor  
603.998.7477  
judy.hernandez@verani.com

**Berkshire Hathaway HomeServices  
Verani Realty**  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | **VERANI  
REALTY**  
HOMESERVICES

 **COMMERCIAL DIVISION™**

# Spaces For Lease

FOR LEASE

| Suite  | Tenant    | Size (SF) | Lease Type     | Lease Rate | Description  |
|--|-----------|-----------|----------------|------------|--|
| LOWER-LEVEL - TIER 2 - BUILD-TO-SUIT OPPORTUNITY | Available | 1,281 SF  | Modified Gross | Negotiable | <p>Lower-level commercial space offering a flexible build-to-suit opportunity within the Union Square redevelopment. This raw space provides a blank canvas for tenants seeking to design and customize their layout to fit specific operational needs.</p> <p>Ideal for storage-intensive uses, creative workspace, contractor office, studio use, or specialty business operations requiring affordable expansion space within a central downtown location.</p> <p>Space is delivered as-is in shell condition and will require tenant improvements. Ownership is open to discussing flexible build-out arrangements depending on tenant use and lease structure.</p> <p>Located within a well-established commercial building with access to on-site parking and proximity to downtown Laconia amenities.</p> |

**Judy Hernandez**  
 Commercial Advisor Realtor  
 603.998.7477  
[judy.hernandez@verani.com](mailto:judy.hernandez@verani.com)

**Berkshire Hathaway HomeServices  
 Verani Realty**  
 12 Whittier Highway  
 Moultonborough, NH 03254  
 603.253.7766  
[View Website](#)

**BERKSHIRE  
 HATHAWAY** | VERANI  
 HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

# Tier 1 - Move In Ready - Unit 13 And Unit 14 Photos

FOR LEASE



Judy Hernandez  
Commercial Advisor Realtor  
603.998.7477  
judy.hernandez@verani.com

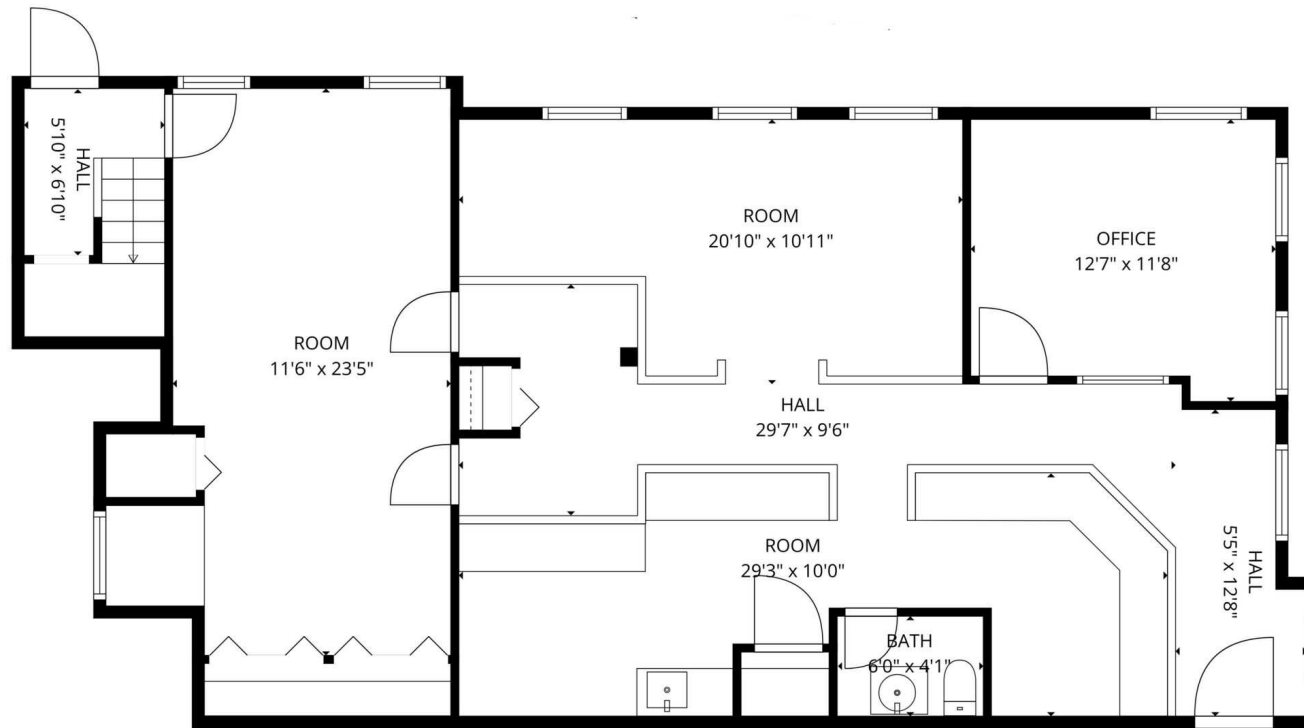
Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY

 COMMERCIAL DIVISION™

# Unit 13 - Move In Ready - Current Floor Plan

FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Judy Hernandez  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

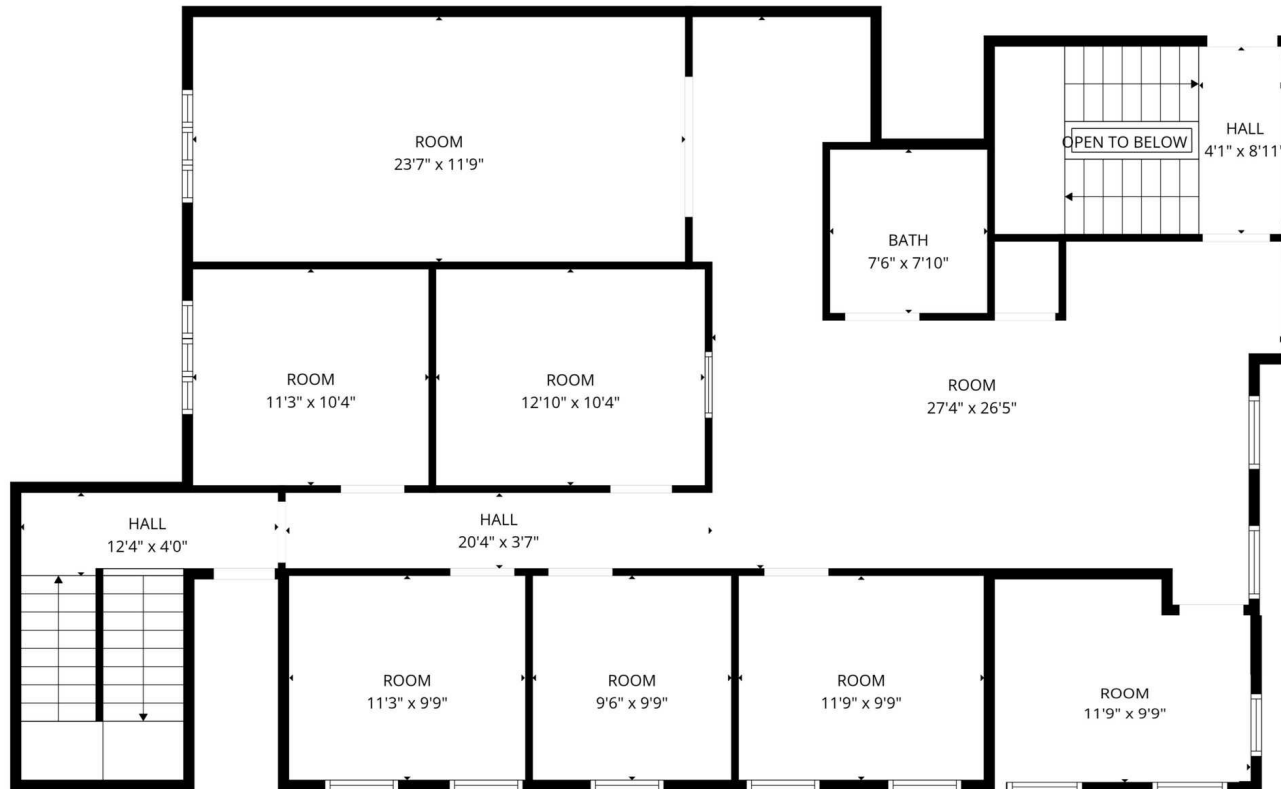
Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY



# Unit 14 - Move In Ready - Current Floor Plan

FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Judy Hernandez  
Commercial Advisor Realtor  
603.998.7477  
judy.hernandez@verani.com

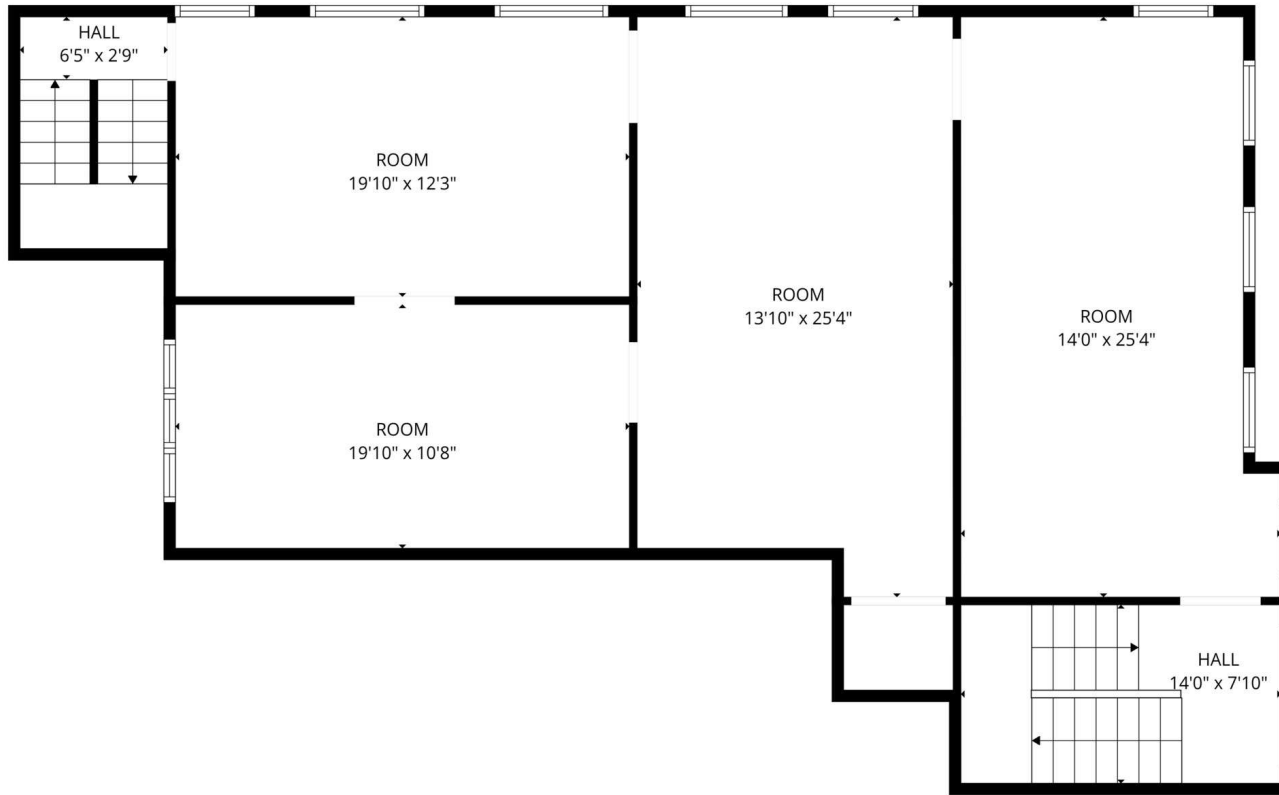
Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY

 COMMERCIAL DIVISION™

# Unit 15 - Build To Suit - Current Floor Plan

FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Judy Hernandez**  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

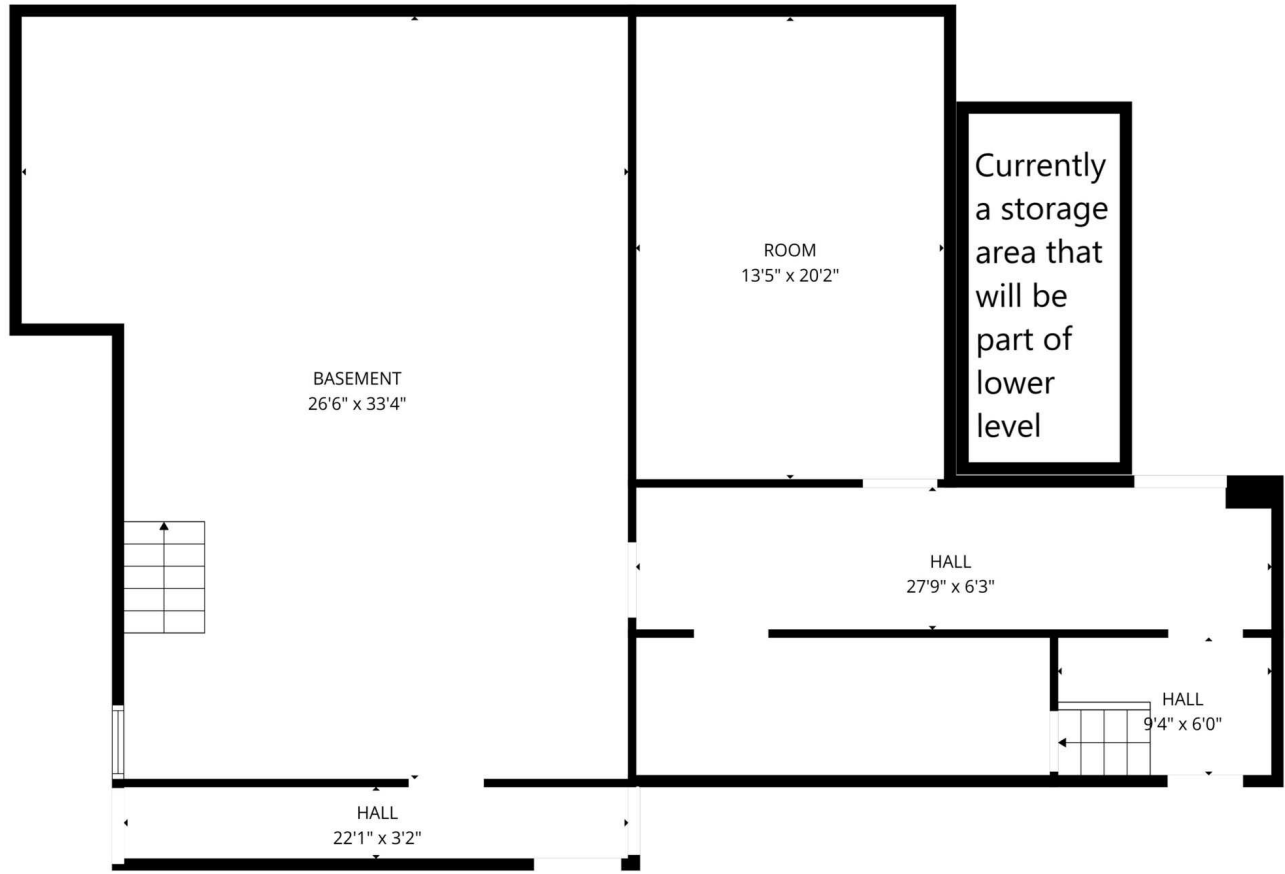
**Berkshire Hathaway HomeServices  
Verani Realty**  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 **COMMERCIAL DIVISION™**

# Lower Level - Build To Suit - Current Floor Plan

FOR LEASE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Judy Hernandez  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 COMMERCIAL DIVISION™

# Location Information

## Section 2

# Regional Map

FOR LEASE



Judy Hernandez  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

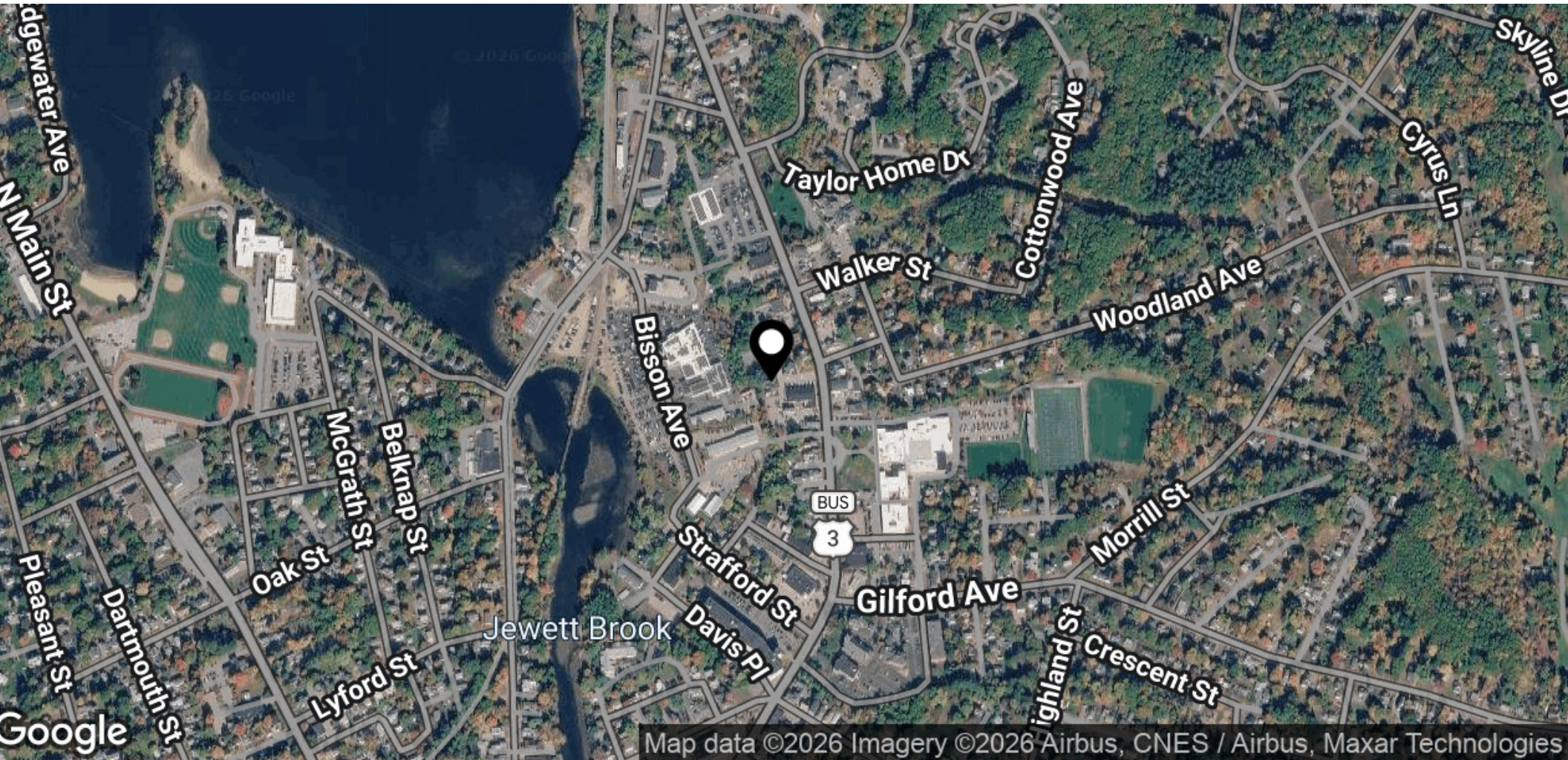
Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE HATHAWAY** | VERANI REALTY  
HOMESERVICES



# Aerial Map

FOR LEASE



Judy Hernandez  
Commercial Advisor Realtor  
603.998.7477  
judy.hernandez@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES | REALTY

 COMMERCIAL DIVISION™

# Demographics

## Section 3

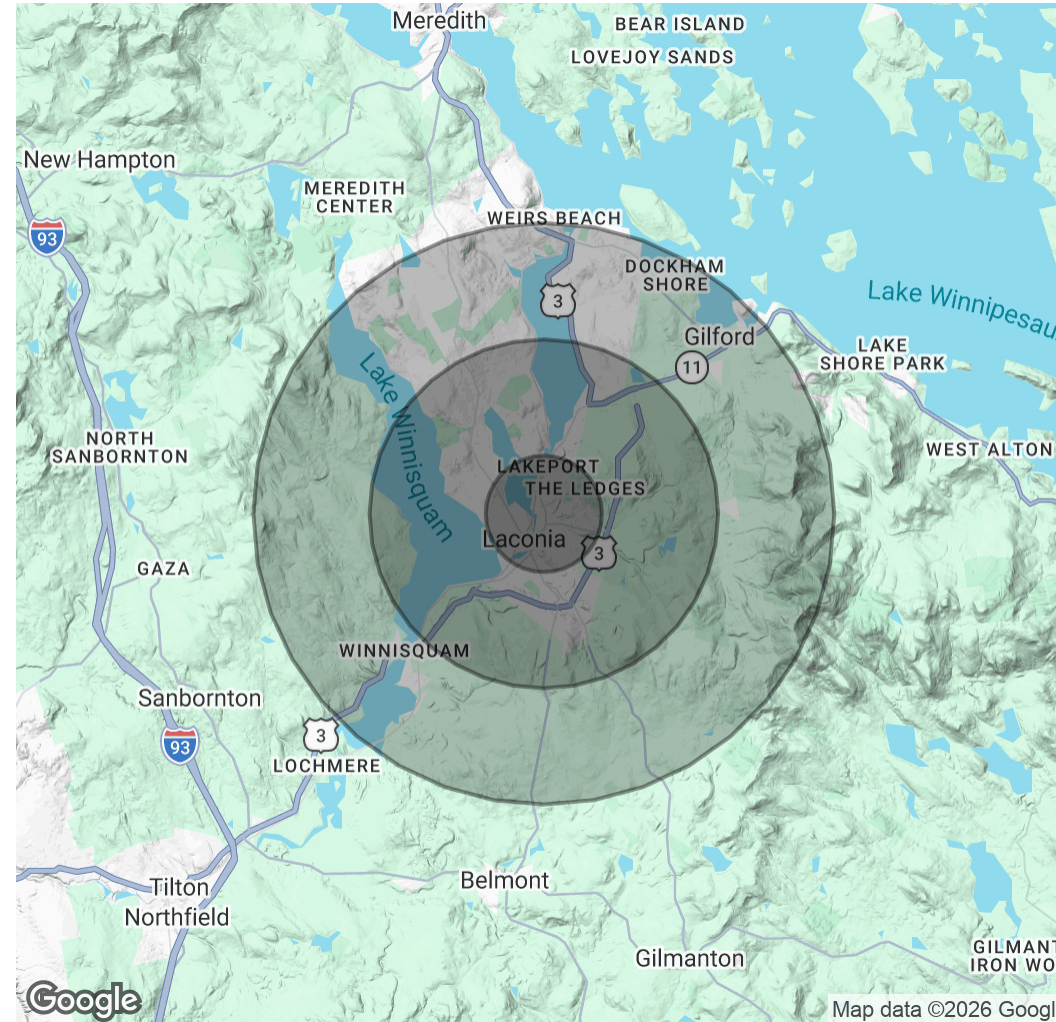
# Demographics Map & Report

FOR LEASE

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 6,708  | 18,687  | 26,599  |
| Average Age          | 42     | 44      | 45.5    |
| Average Age (Male)   | 42.1   | 43.2    | 44.4    |
| Average Age (Female) | 44.7   | 45.7    | 47      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,916     | 7,523     | 10,706    |
| # of Persons per HH | 2.3       | 2.5       | 2.5       |
| Average HH Income   | \$78,354  | \$95,698  | \$102,405 |
| Average House Value | \$261,095 | \$302,380 | \$329,055 |

2023 American Community Survey (ACS)



Judy Hernandez  
 Commercial Advisor Realtor  
 603.998.7477  
 judy.hernandez@verani.com

Berkshire Hathaway HomeServices  
 Verani Realty  
 12 Whittier Highway  
 Moultonborough, NH 03254  
 603.253.7766  
[View Website](#)

**BERKSHIRE HATHAWAY** | VERANI REALTY  
 HOMESERVICES



# Contact Judy

FOR LEASE



Judy Hernandez

Commercial Advisor Realtor

**Direct:** 603.998.7477  
judy.hernandez@verani.com

NH #077594

Judy Hernandez  
Commercial Advisor Realtor  
603 998 7477  
judy.hernandez@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
12 Whittier Highway  
Moultonborough, NH 03254  
603.253.7766  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 COMMERCIAL DIVISION™