

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Charming Brick Corner Office with Strong Traffic & Easy Access

1421 NH Route 119, Rindge, NH 03461

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OFFERING MEMORANDUM

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FOR LEASE

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Property Information

Section 1



Property Description

Command a high-visibility corner at the intersection of Routes 119 and 202 in Rindge. This first-floor suite sits in a charming two-story brick building on a large, easy-access lot—professional presence with classic New England character.

The practical, move-in-ready layout includes a welcoming lobby, two private offices, an open work area, a breakroom with sink, and a bathroom. It's an efficient setup for a small firm, professional practice, or growing team that wants function without fuss.

Enjoy strong street presence and convenient access on one of the area's key corridors, minutes from Franklin Pierce University, local shopping, and the Massachusetts border (with New Hampshire's tax-free advantage). Basement storage is available for an extra fee, and lease terms are negotiable. Immediately available.

Ideal for tenants who want a polished, convenient workplace in a well-located, character-filled building.

Offering Summary

Lease Rate:	\$1,800 SF/yr (MG)
Number of Units:	1
Available SF:	1,160 SF
Lot Size:	2.5 Acres
Building Size:	2,300 SF

Demographics	3 Miles	5 Miles	7 Miles
Total Households	1,438	4,465	8,433
Total Population	4,635	12,875	23,274
Average HH Income	\$122,459	\$115,544	\$116,013

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Property Highlights

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Property Highlights

- First-floor office suite
- Welcoming lobby and reception area
- Two private offices
- Open work area for collaborative use
- Breakroom with sink
- One bathroom
- Beautiful cherry wood furniture included
- Corner window in front office
- Three parking spaces at the entrance
- Basement storage available for an extra fee
- Move-in-ready layout
- Charming two-story brick building

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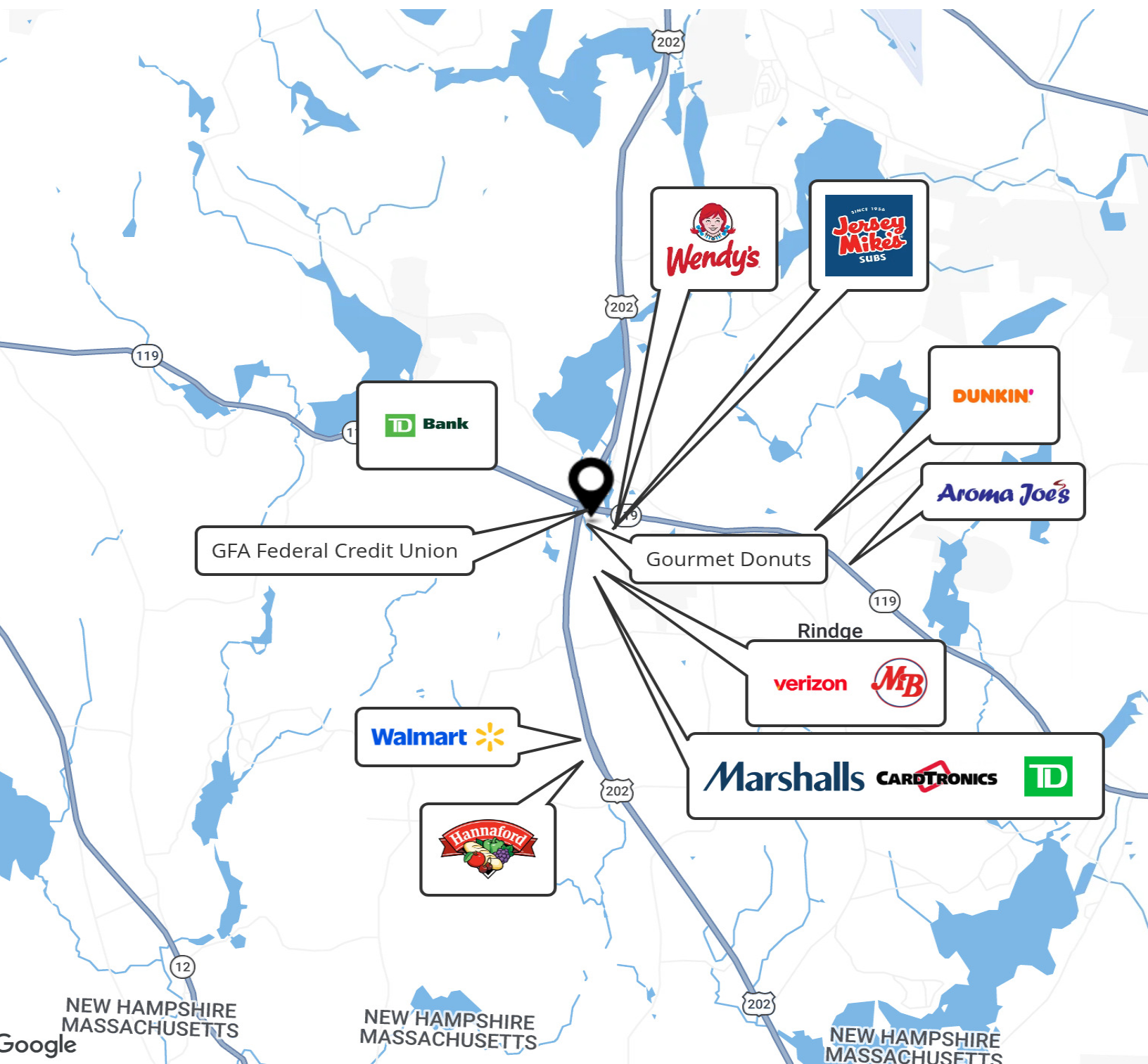


Location Information

Section 2

Retailer Map

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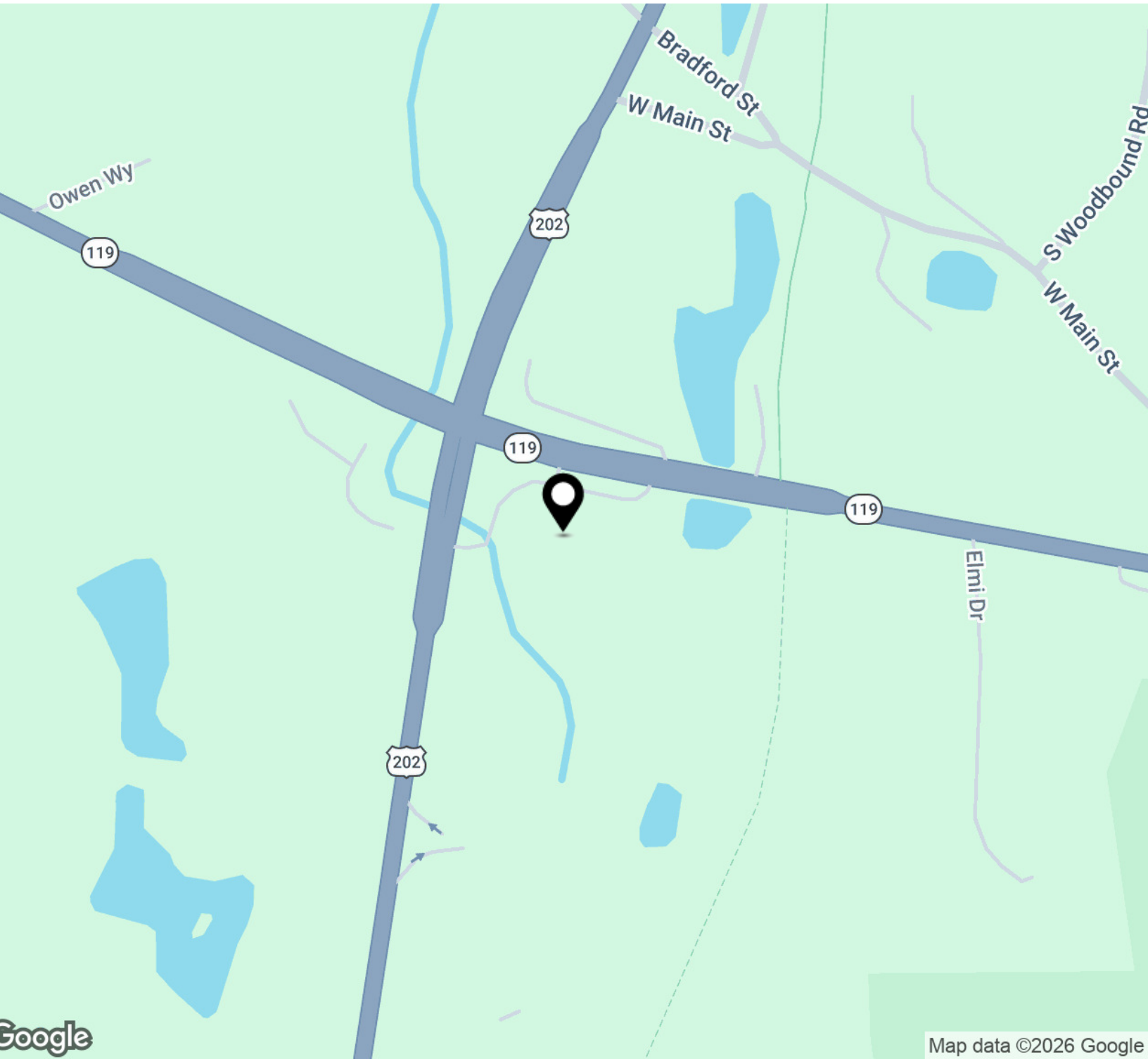
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Location Map

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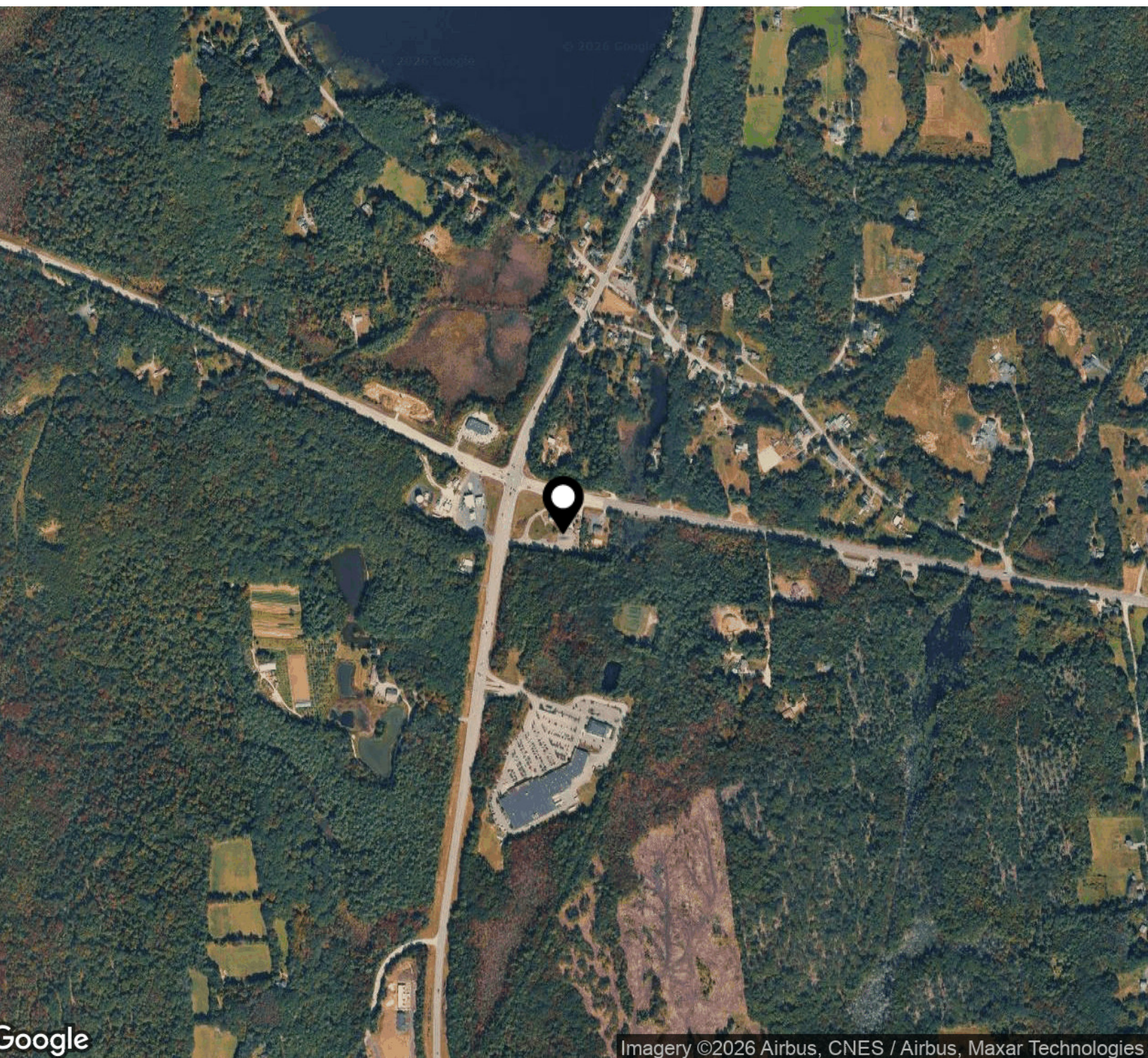
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Aerial Map

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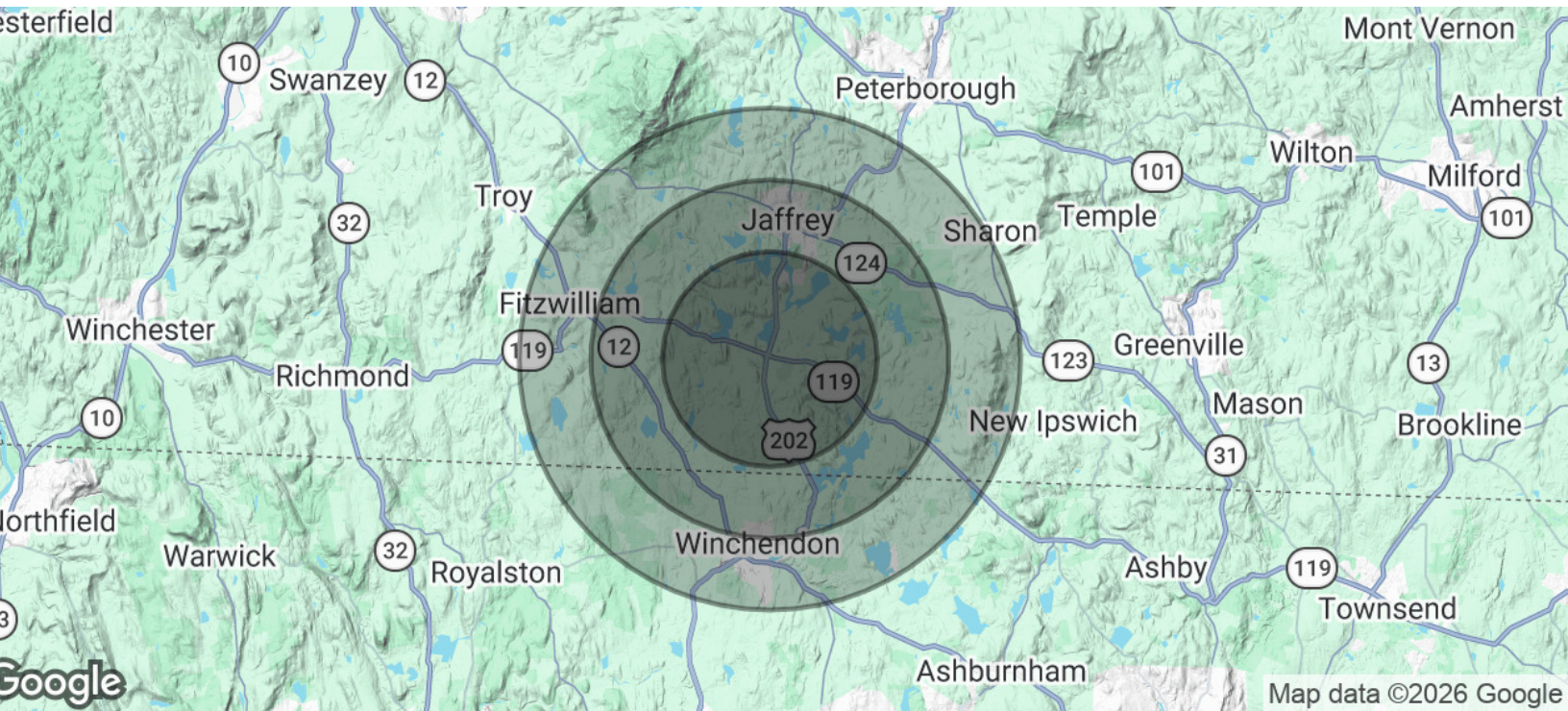


Demographics

Section 3

Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	4,635	12,875	23,274
Average Age	34.4	39	41.5
Average Age (Male)	36.3	38.5	40.9
Average Age (Female)	34.3	39.8	41.6

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	1,438	4,465	8,433
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$122,459	\$115,544	\$116,013
Average House Value	\$351,202	\$319,671	\$312,078

2023 American Community Survey (ACS)

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