BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Medical Office Condo for Lease

50 Nashua Road, Unit 107, Londonderry, NH 03053-3422

1,107 SF · $17.00/SF/yr NNN · Available Now



Joseph Gagnon
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FOR LEASE

Offering Memorandum

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Confidentiality & Disclaimer

This Offering Memorandum was prepared by Berkshire Hathaway HomeServices Verani Realty, Commercial Division ("Broker"), on behalf of the landlord, solely to help prospective tenants decide whether to pursue a lease of the space described. It does not claim to contain all the information a prospective tenant may want.

Information comes from the landlord, public records, the condominium association and other sources believed reliable but is not verified or guaranteed. Neither Broker nor the landlord makes any representation or warranty about its accuracy or completeness, about the condition of the property, or about its compliance with zoning, building, health or accessibility requirements.

Tenant is responsible for completing their own due diligence. Unit measurements are approximate and taken from the tax card. Operating cost and utility figures are estimates based on current charges and may change.

Prospective tenants should confirm permitted use with the Town of Londonderry, review the condominium documents and consult their own attorney, accountant and contractors. Nothing in this document is an offer to lease; no agreement exists until a lease is fully executed by both parties.

All properties are marketed in compliance with fair housing and equal opportunity laws.

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Property Summary

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Property Description

Unit 107 at Londonderry Square is a 1,107 SF first-floor office condo built out for medical use, with five rooms plus reception, a kitchen and storage room, and a private restroom. The building is fully sprinklered and air conditioned, with an elevator and shared surface parking. Zoned C-III, which permits professional and medical office. Offered at $17.00/SF/yr NNN, with NNN charges of about $6.72/SF/yr covering taxes and the condo fee; the tenant pays its own utilities, including water and sewer. Available now.

Property Highlights

- 1,107 SF first-floor medical/professional office condo
- Existing medical build-out: five rooms plus reception
- Corner of Route 102 and Gilcreast Road, Londonderry
- C-III zoning: professional and medical office permitted
- 100% sprinklered and 100% air conditioned
- Elevator building with shared surface parking

Offering Summary

Lease Rate:	$17.00/SF/yr (NNN)
Est. NNN / Operating Costs:	$6.72/SF/yr
Available SF:	1,107 SF
Lease Term:	5 years
Available:	Now
Building Size:	—
Lot Size:	8.74 Acres (condominium common lot)
Zoning:	C-III (Commercial III)

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Property Description

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Additional Details

Unit 107 is on the first floor, entered from the building's interior common corridor through a six-panel door with sidelight windows. The layout runs from a reception area (about 10'6" x 13'0") and a waiting room (about 11'11" x 10'2") to four rooms of roughly 8'6" x 10'4" to 11'11" x 10'4", a kitchen and storage room (about 9'8" x 11'4") with built-in shelving, a private restroom and a closet. Most rooms have exterior windows. Finishes include wood-look plank flooring and white shaker cabinets with stone-look counters in the treatment rooms. Room sizes are from the CubiCasa floor plan and are approximate.

Location Description

Londonderry Square sits at the corner of Nashua Road (Route 102) and Gilcreast Road in Londonderry, on the Route 102 corridor that connects to I-93. The surrounding area mixes office condominiums, medical and professional offices, and the Londonderry Commons retail and office parks.

Parking Description

Shared, non-exclusive surface parking in the common lot.

Utilities Description

Tenant pays its own utilities: electric (separately metered), water (billed by The MEG Companies for the association) and town sewer. Heat is electric forced hot air.

Construction Description

Built in 1988. Wood frame on a concrete foundation, clapboard and vinyl siding, asphalt gable roof. Three floors with an elevator; fully sprinklered and air conditioned.

Condominium / Association

Londonderry Square Condominium Association, managed by The MEG Companies. The condo fee covers building insurance and the common areas. Signs and interior alterations need Board approval.

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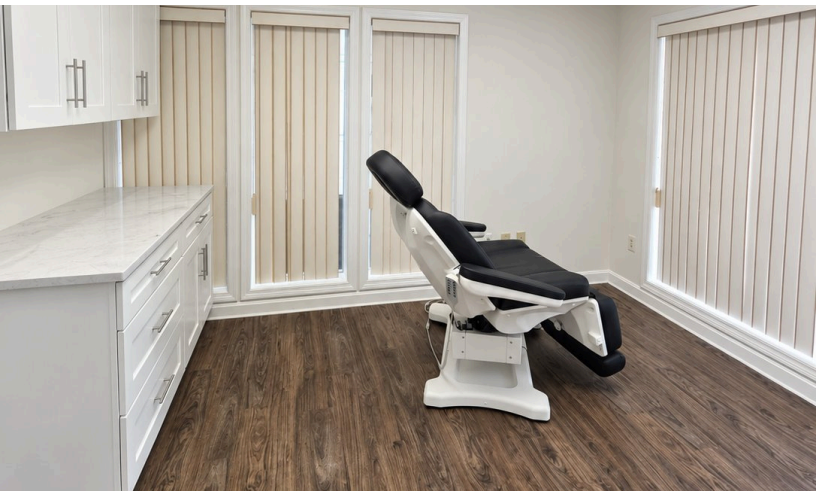
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Complete Highlights

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Location Information

Building Name	Londonderry Square
Street Address	50 Nashua Road, Unit 107
City, State, Zip	Londonderry, NH 03053-3422
County	Rockingham
Market	Southern New Hampshire (Manchester MSA)
Sub-market	Londonderry / Route 102 corridor
Cross-Streets	Nashua Road (Route 102) and Gilcreast Road
Nearest Highway	I-93 via Route 102

Building Information

Building Class	C
Tenancy	Multiple
Number of Floors	3
Year Built	1988
Construction	Wood frame, concrete foundation
Roof	Asphalt gable
Exterior Walls	Clapboard and vinyl siding
Sprinklers / Elevator	100% sprinklered / Yes
Office Buildout	Medical: 5 rooms, reception, kitchen

Property Highlights

- Turnkey medical build-out
- Elevator building with shared parking
- Municipal sewer; Zone X flood zone
- $17.00/SF/yr NNN; available now

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Available Space

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Suite	Size (SF)	Lease Rate	Lease Type	Term	Available
Unit 107	1,107	$17.00/SF/yr	NNN	5 years	Now

Space Description

A first-floor unit off the building's main corridor, entered through a six-panel door with sidelight windows. Inside are a reception area with a counter, a waiting room, five rooms suited to exams, treatment or private offices, a kitchen and storage room with shelving, a private restroom and a closet. Finishes include wood-look plank flooring, white shaker cabinets with stone-look counters in the treatment rooms, and a drop ceiling with fluorescent lighting. Last used as a medical aesthetics practice.



Space Features

- Five rooms plus reception and waiting room
- Private restroom
- Kitchen and storage room
- Central air conditioning; electric forced hot air heat
- Cabinetry and counters in the treatment rooms
- Signs need condominium Board approval

Unit measurements are approximate and taken from the tax card.

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Estimated Occupancy Costs

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Monthly and Annual Estimate

	Per SF / Year	Per Month
Base Rent	$17.00	$1,568.25
Real Estate Taxes (est.)	$2.12	$195.92
Condo Fee / CAM	$4.59	$423.55
Total NNN (est.)	**$6.72**	**$619.47**
Estimated Total Rent	**$23.72**	**$2,187.72**

About $26,253 per year in total ($18,819 base rent plus $7,434 NNN).

Paid Directly by Tenant

Electric	Separately metered, in tenant's name
Water	Billed by The MEG Companies; est. $200 to $300/yr
Sewer	Town of Londonderry sewer; $96/quarter
Gas	None; heat is electric
Interior Maintenance	Per the lease
Insurance	Tenant liability and contents

Lease Terms

- Lease type: NNN
- Term: 5 years
- Security deposit: one month's base rent ($1,568.25)
- Lease form: landlord provides the lease
- Permitted use: professional or medical office (C-III)

How the Estimate Is Built

Taxes are the Town of Londonderry's 2025 bills for the unit: $1,357 (July 2025) and $994 (December 2025), $2,351 for the year on a $162,500 assessment. The condo fee is the association's current fee of $423.55 a month, as provided by the landlord. Sewer is from the town's sewer bills for the last four quarters. Water is estimated from a comparable unit in the same building. Figures checked October 2026.

Estimates only. Taxes, association fees and utilities change; tenant should verify before signing.

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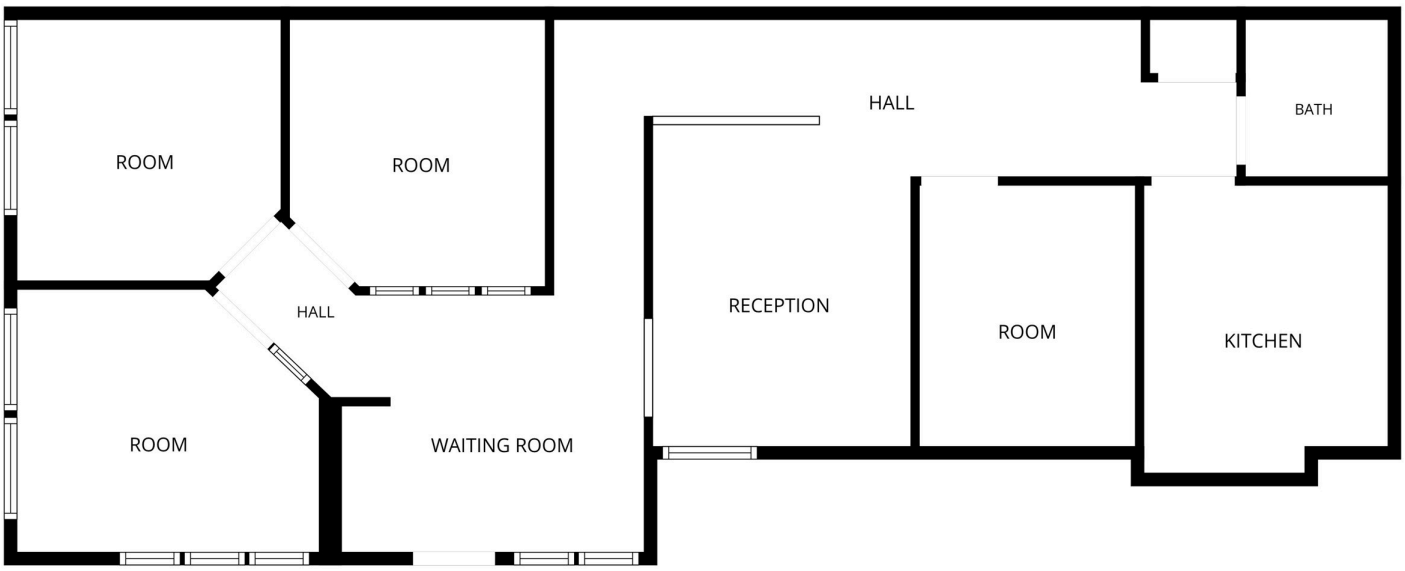
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Floor Plan

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

Floor plan created with the CubiCasa app for this listing, 2026. Layout is approximate; not to scale. Tenant should verify measurements. Leasable area of 1,107 SF is taken from the tax card.

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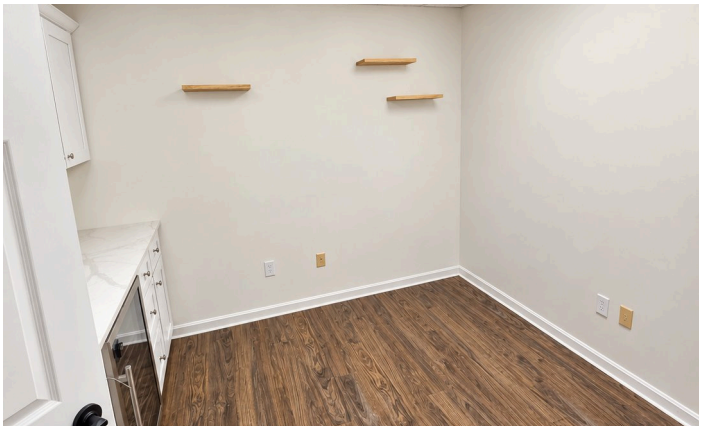
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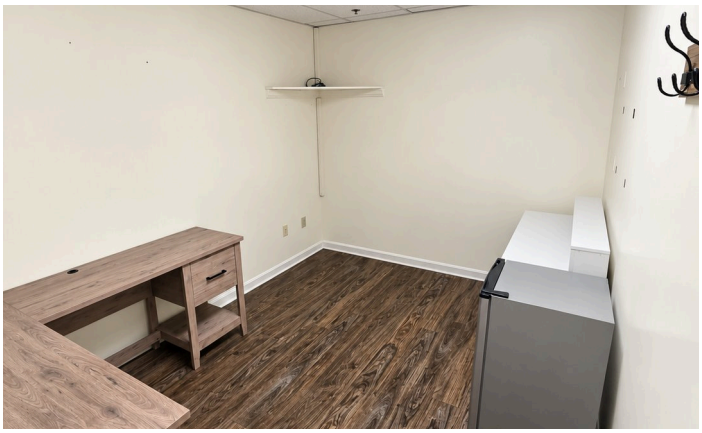
Additional Photos

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Front Office


Room 3


Office



Kitchen & Storage


Bathroom


Closet

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Zoning & Ideal Uses

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Zoning

District	C-III (Commercial III)
Flood Zone	Zone X
Sewer / Water	Municipal sewer; water billed through the association
Use Restrictions	Condominium documents: Board approval for signs and interior changes

Permitted by Right

- Professional office
- Medical office
- Medical spa, when a licensed medical provider directs the services

Not Permitted / Needs Relief

- Salons and day spas without a medical provider
- Retail
- Fitness
- Restaurants
- Banks



Londonderry Town Hall, 268B Mammoth Road. Photo: Sdkb, CC BY-SA 4.0, via Wikimedia Commons; edited.

Ideal Tenants

- Medical or dental practice
- Physical, occupational or speech therapy
- Counseling and behavioral health
- Medical aesthetics under a licensed provider
- Professional office: insurance, accounting, legal

Zoning Summary

C-III allows professional and medical office by right, so a practice can reuse the existing treatment rooms, reception and restroom as they are. A med spa fits only when a licensed medical provider directs the services; a salon or day spa without one is not permitted. Confirm the specific use with the Londonderry Zoning Administrator before signing.

Tenant should confirm its specific use with the town before signing.

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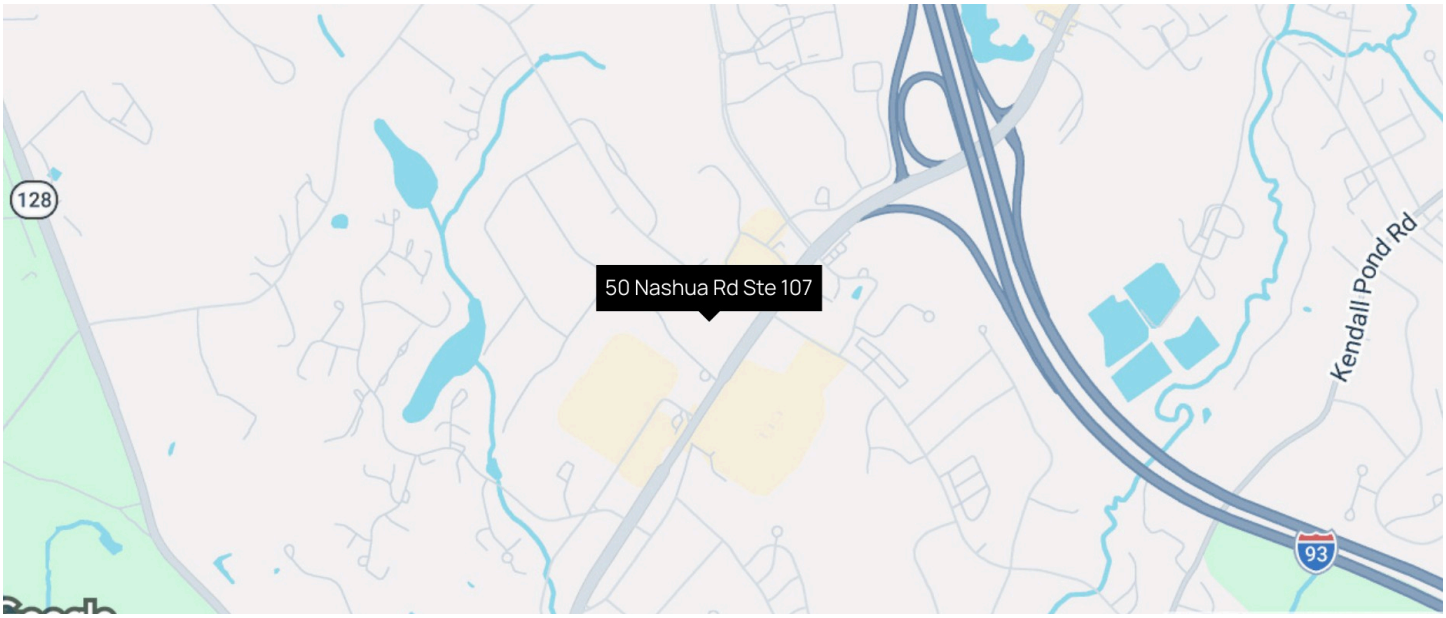
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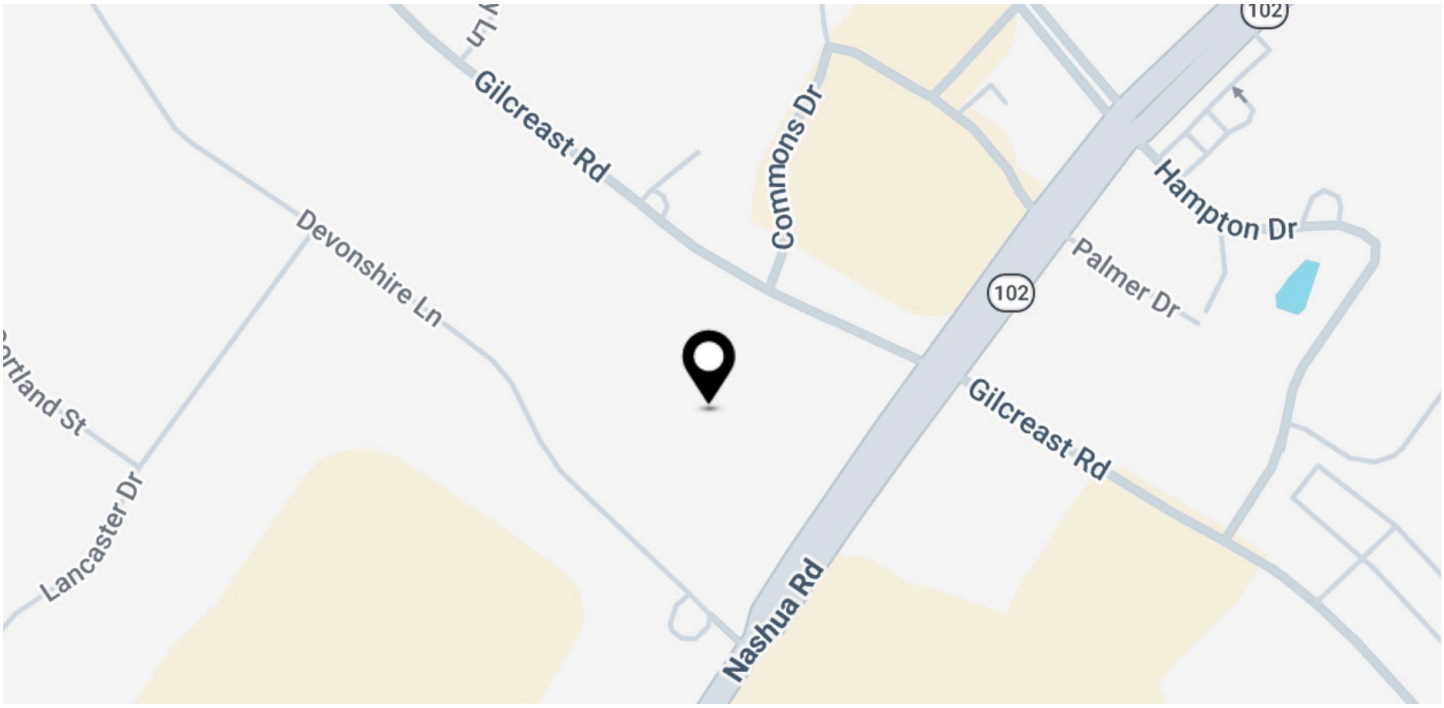
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Location Maps

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Location Overview

Londonderry Square sits at the corner of Nashua Road (Route 102) and Gilcreast Road in Londonderry, on the Route 102 corridor that connects to I-93. The surrounding area mixes office condominiums, medical and professional offices, and the Londonderry Commons retail and office parks.

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Retailer Map

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● Daily needs & banking ● Dining & coffee ● Health, wellness & beauty

About 1 mile around the property on the Route 102 corridor near I-93 Exit 4. Business locations from OpenStreetMap, checked against the aerial on October 30, 2026; businesses open and close, so confirm before relying on any one. [Imagery date.]

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Demographics & Traffic

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Population & Households	3 Miles	5 Miles	10 Miles
Total Population	29,706	61,226	291,707
Households	11,670	22,823	112,392
Persons per Household	2.55	2.68	2.60
Median Age	40.8	41.5	42.3
Median Household Income	$100,782	$120,400	$116,651
Median Home Value	$422,901	$501,006	$474,748

Daily Traffic (2025 est.)	Vehicles/day
I-93 (Alan B. Shepard Hwy) at Nashua Rd / Exit 4 Earlier count: 37,142 (2018)	**39,045**
I-93 near Boston Ave Earlier count: 37,735 (2018)	**38,723**
I-93 South near Boston Ave Earlier count: 32,231 (2020)	**35,696**

Demographics: U.S. Census Bureau, American Community Survey 2020-2024 5-year estimates, census tracts whose centroids fall within each ring (via Esri Living Atlas); medians are household-weighted averages of tract medians. Traffic: RPR (Realtors Property Resource) Property report, 10/30/2026; counts are a mix of actual and estimated, by direction where noted.

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Next Steps

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1

Tour the space

Call or text Joe at 603-699-2761 to schedule a showing.

2

Confirm your use

Check your use against the C-III zoning and the condominium rules; we can help you with the town.

3

Submit a letter of intent

Joe prepares the LOI with you: rate, term, start date, improvements and contingencies.

4

Review the lease

The landlord provides the lease. Have your attorney review it before signing.

5

Move in

Deposit, insurance certificate and utilities in your name before occupancy.

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Meet the Team

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About the Verani Commercial Division

The Commercial Division of Berkshire Hathaway HomeServices Verani Realty works from 1 Verani Way in Londonderry and represents landlords, tenants, sellers and buyers of commercial property across southern New Hampshire.

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