

TURNKEY FITNESS / WELLNESS STUDIO

AVAILABLE FOR SUBLEASE

1 Horseshoe Pond Lane | Concord, NH 03301



1,200 SF | Available Jan. 15, 2027 | Lease: \$2,000-\$2,200/month

A READY-TO-USE TRAINING SPACE

Currently configured as a private training studio, this 1,200-square-foot space offers a practical setup for a fitness, wellness, or health-focused business. The existing layout includes an open gym, a private training room, an office, a small kitchen area, and an updated bathroom with a shower.

SPACE HIGHLIGHTS

- Key-fob entry
- Updated bathroom and shower
- Office with small kitchen setup
- Ample on-site parking
- Open gym plus private training room
- Convenient access to I-93 and I-393
- Five-year option
- Utilities included

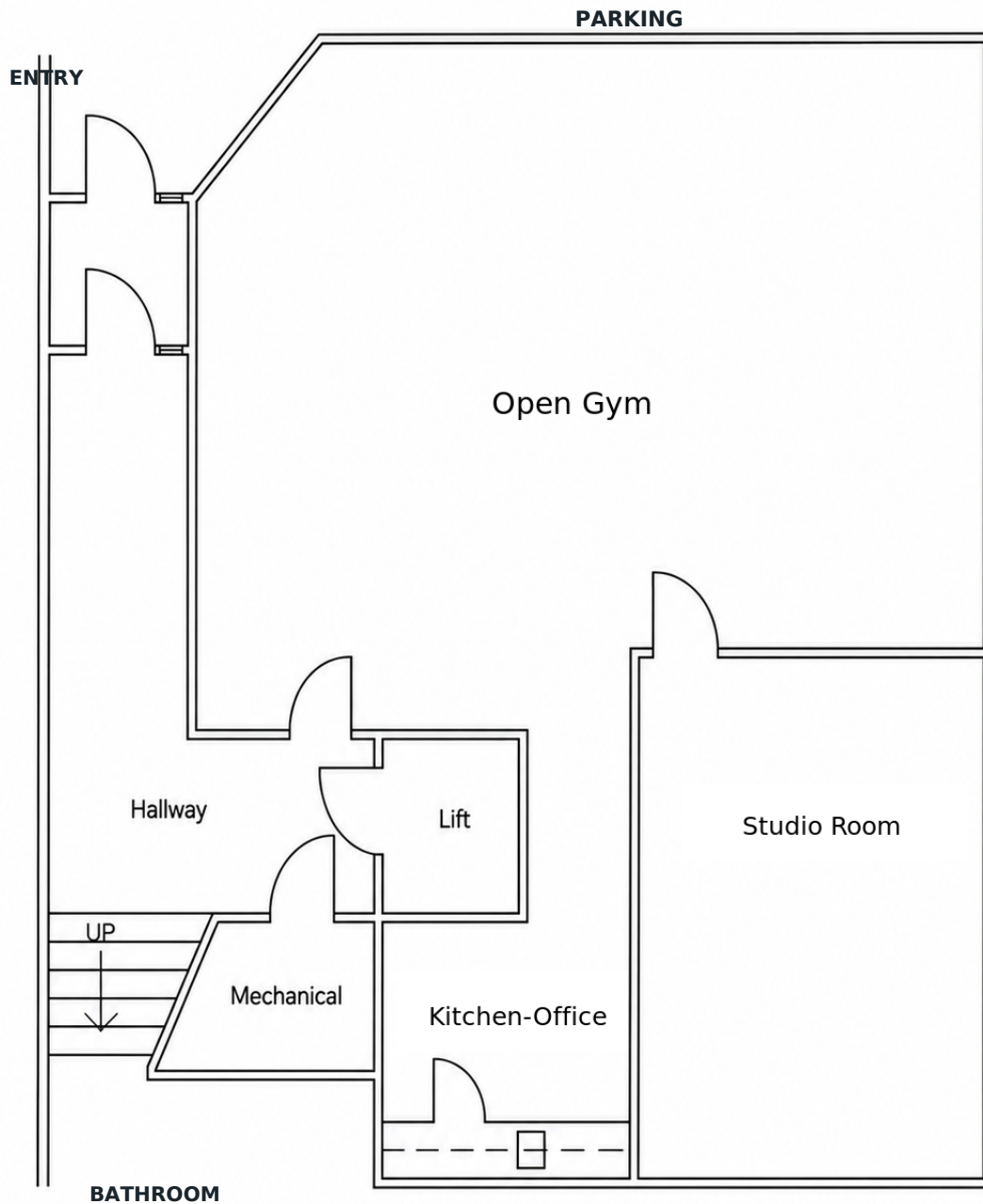
Existing rubber flooring, mirrors, and select storage or equipment fixtures may be available by negotiation.

Contact Marcus for lease terms or to schedule a walkthrough.

(603) 203-7804 | marcus@summitfitnessnh.com

EXISTING FLOOR PLAN

1,200 square feet | Not to scale



Layout shown for general reference. Prospective tenant should verify dimensions and permitted use.