

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Professional Office Space for Lease.

5 Buttrick Rd, Londonderry, NH 03053

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OFFERING MEMORANDUM

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FOR LEASE

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Property Description

Here’s a chance to put your practice in one of Londonderry’s busiest commercial corridors. This is a ±4,000 SF first-floor suite at 5 Buttrick Road, with a flexible layout that works well for professional, medical, or wellness use.

Inside you’ll find two finished, accessible bathrooms, a kitchen, and brand-new HVAC (gas forced hot air with central air), so you’re comfortable and efficient from day one. The common lobby has been newly renovated, which makes a clean first impression on your clients and patients.

Parking is easy, with up to 16 dedicated spaces plus additional common-use parking. You’ll also have building-standard identification and prominent signage on Nashua Road (Route 102), so people can find you. Access to the site is from Buttrick Road, just off Route 102 and minutes from I-93.

Offering Summary

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	4,000 SF +/-
Building Size:	11,538 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	126	589	1,607
Total Population	295	1,381	3,834
Average HH Income	\$118,574	\$119,973	\$130,841

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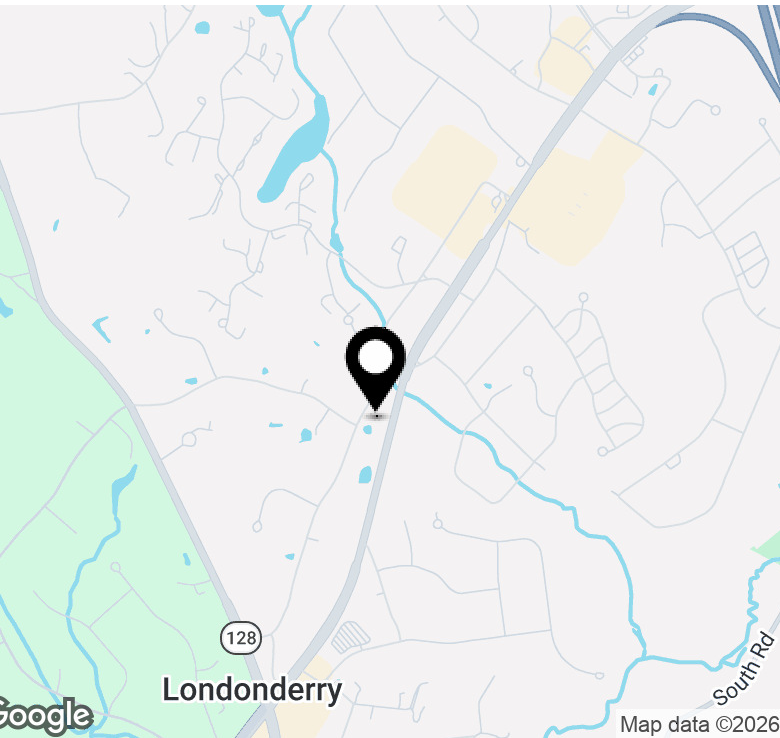
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Property Details & Highlights

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C-I zoning supports professional, medical, and service uses, and you're surrounded by retail, dining, and other professional offices that keep steady daily traffic in the area.

The suite is offered at \$16.50 per SF per year, NNN, with a three-year minimum term. It's available now. If you'd like to walk through it or have any questions come up, please give us a call to schedule a tour.

- "~4,000 SF first-floor, accessible professional office suite
- Flexible layout, ideal for medical, wellness, or professional office
- Brand-new HVAC system
- Newly renovated common lobby
- Kitchen and two finished, ADA-accessible bathrooms
- Prominent signage on Nashua Road (Route 102)
- Ample on-site parking
- C-I zoning supports professional, medical, and service tenants
- Minutes to I-93, in an active Londonderry commercial corridor"

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Additional Photos

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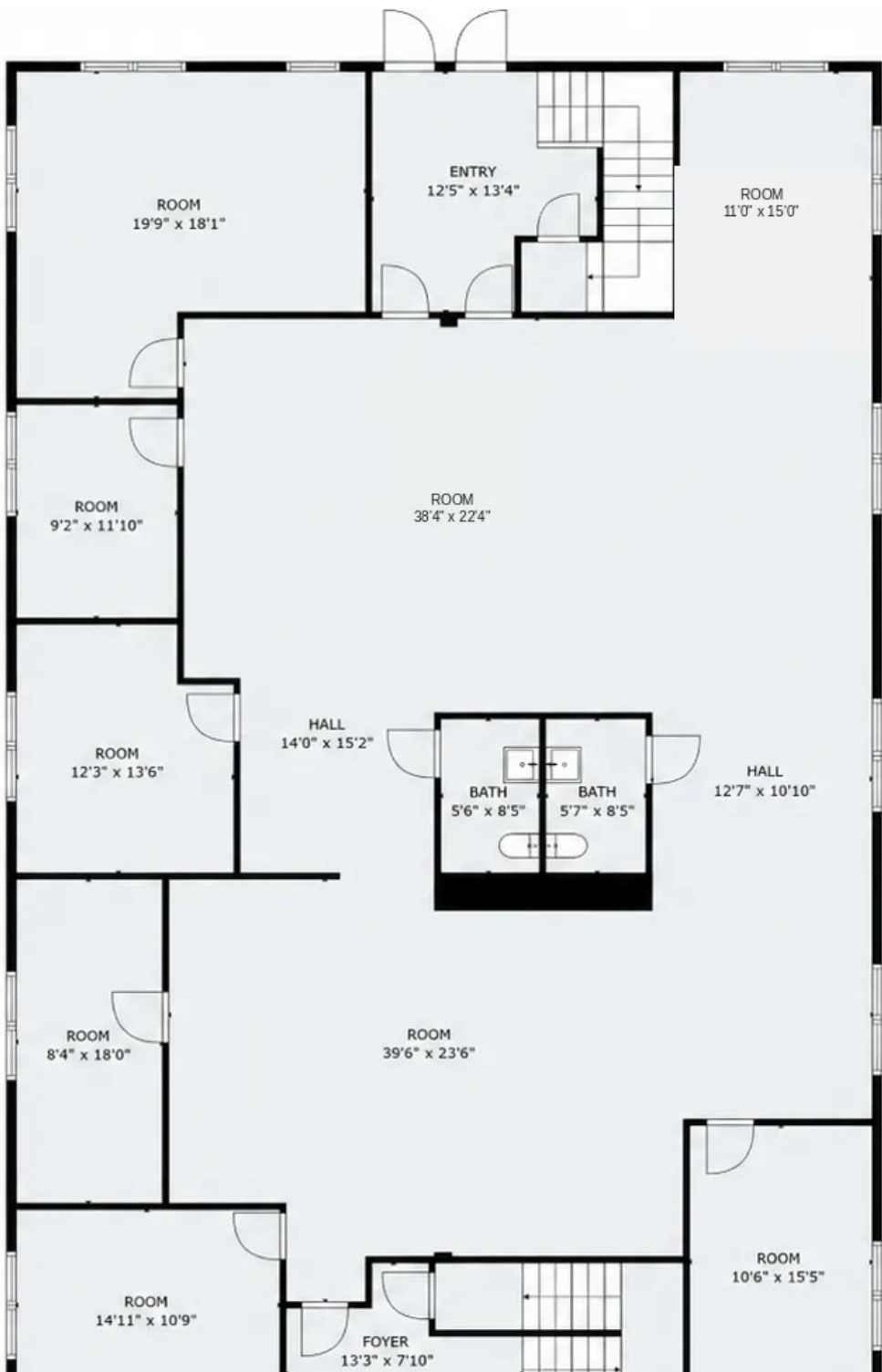
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Floor Plans

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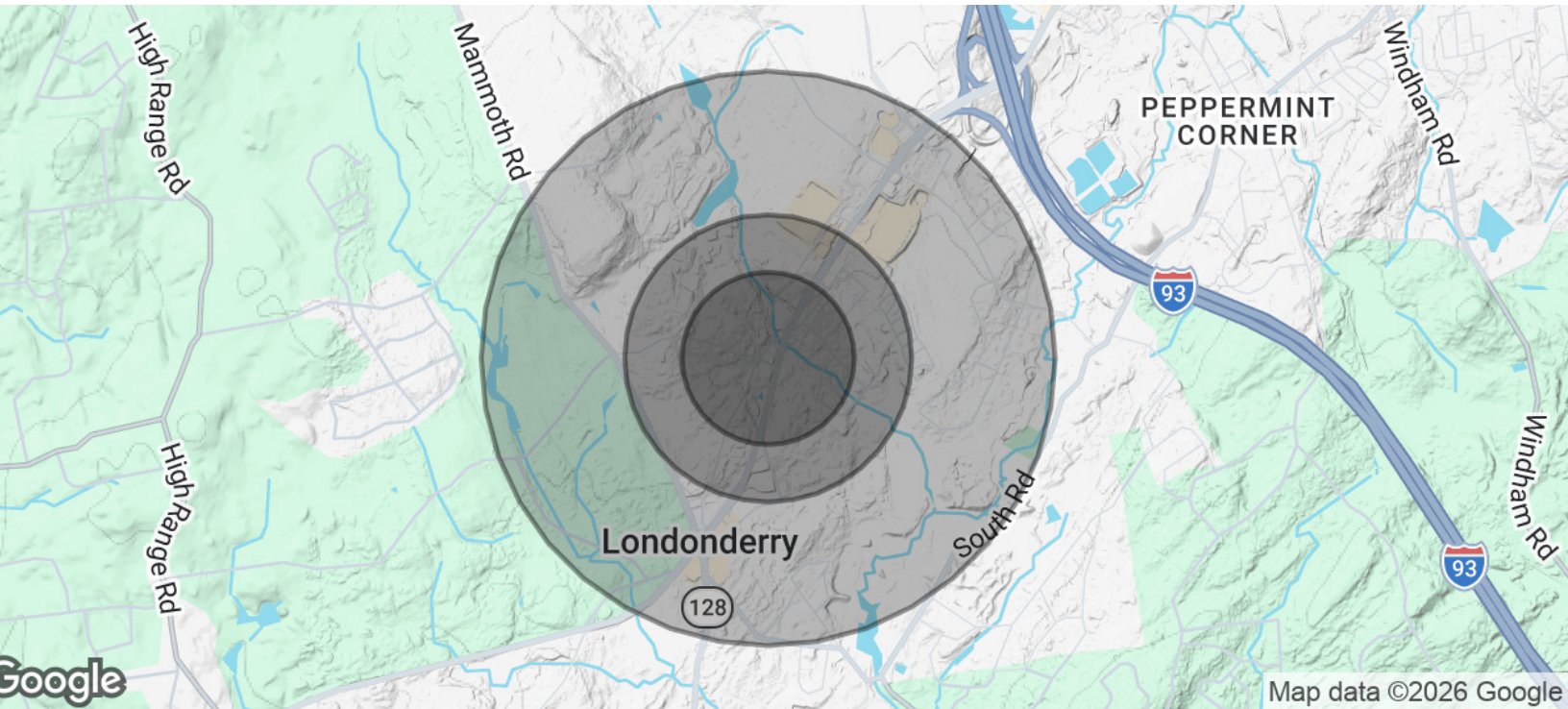
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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	295	1,381	3,834
Average Age	45	45	45
Average Age (Male)	43	43	43
Average Age (Female)	47	47	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	126	589	1,607
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$118,574	\$119,973	\$130,841
Average House Value	\$495,995	\$496,330	\$499,363

2020 American Community Survey (ACS)

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Meet The Team

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