



BOSTON
RETIREMENT ADVISORS LLC
Fee-Only Financial Advisors
A BECK BODE COMPANY

LEASE BROCHURE

103 STILES ROAD
SALEM, NH 03079

MANSARD



Executive Summary

INVESTMENT HIGHLIGHTS

2,067 +/- RSF Office Suite

Elevator Service | ADA Accessible

3:1000 Parking Ratio

Minutes to Tuscan Village

New Windows

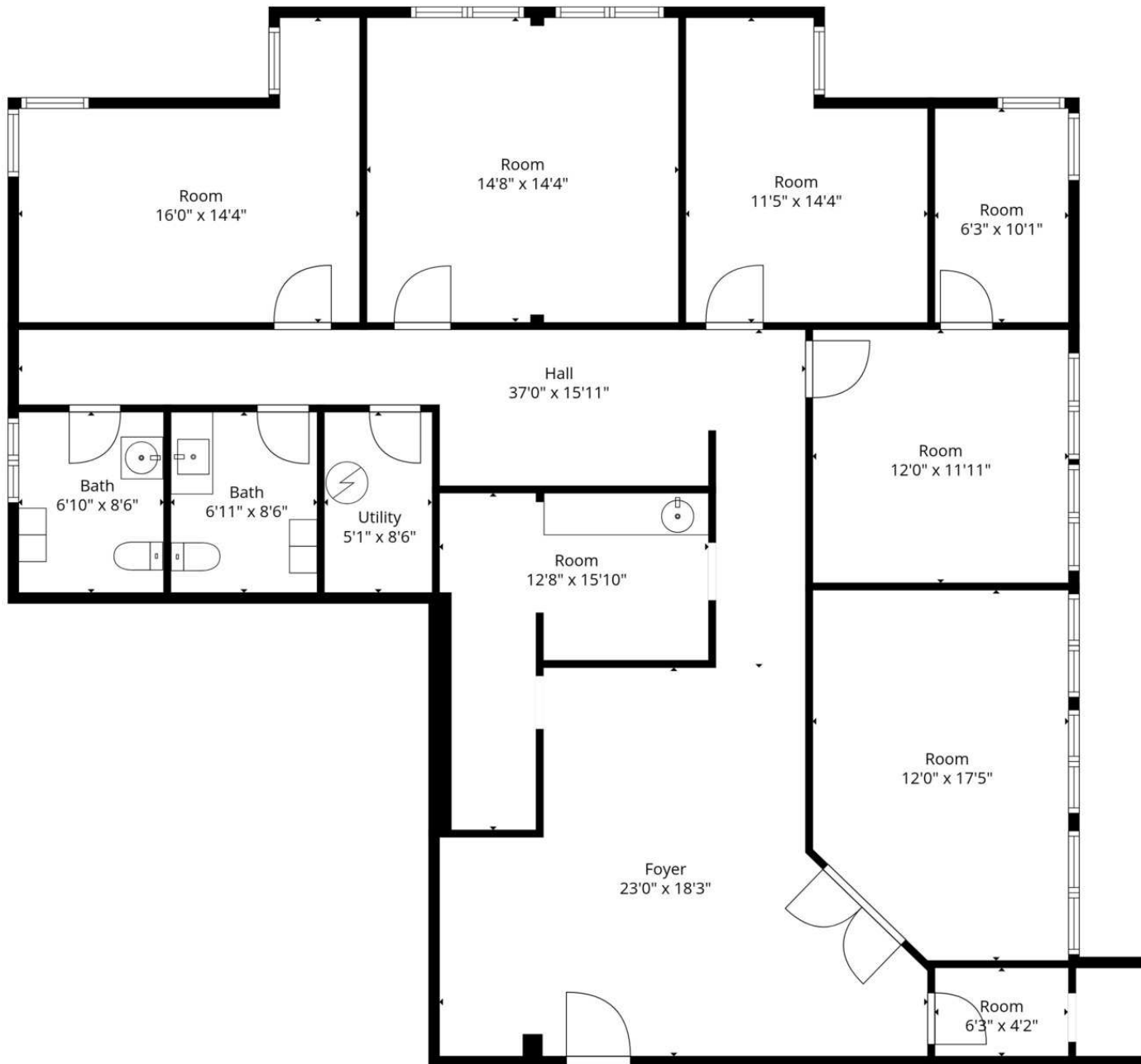
OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	10,496 SF
Available SF:	2,067
Number of Units:	4
Year Built:	1988
Zoning:	C1B
Market:	Boston MSA
Submarket:	Rockingham

PROPERTY OVERVIEW

This attractive two-story office building is situated in Salem's most sought-after professional office park, surrounded by beautifully landscaped grounds. The building presents a polished business image and a suburban lifestyle. Renovated in 2012, the inside exudes a modern feel. New windows have been installed as of 2026 and the building is elevator serviced. The property is 50% leased with the first floor occupied through 2031. The second floor offers 1 vacant suite of 2,067 +/- SF. The space features a floor-to-ceiling glass conference room, a combination of open areas and private offices, restrooms, ample natural light, and high-end, finished common areas. Conveniently located less than 0.2 miles from Exit 2 off I-93 and 4 miles from the Massachusetts border, Stiles Road offers easy access. Additionally, the Manchester-Boston Regional Airport is a mere 25-minute drive away.

Floorplan | 2,067 +/- RSF



Additional Photos



MANSARD



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

OFFERING MEMORANDUM