

FOR SALE

Medical or
Professional
Office

10,496 SF

103 Stiles Road
Salem, New Hampshire

- \$186k+ NOI
- ADA Accessible
- Built in 1988
- Rapid Access to 93

MANSARD
Sell Your Commercial Property with Confidence



LEASE BROCHURE

103 STILES ROAD
SALEM, NH 03079

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Executive Summary

INVESTMENT HIGHLIGHTS

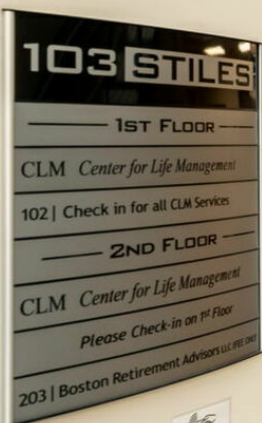
Partial or Entire User Building Opportunity

High-Growth Market

Proximity to 93

Minutes to Tuscan Village

Available For Lease or For Sale



Sale Price

CALL FOR PRICE

Lease Rate

NEGOTIABLE

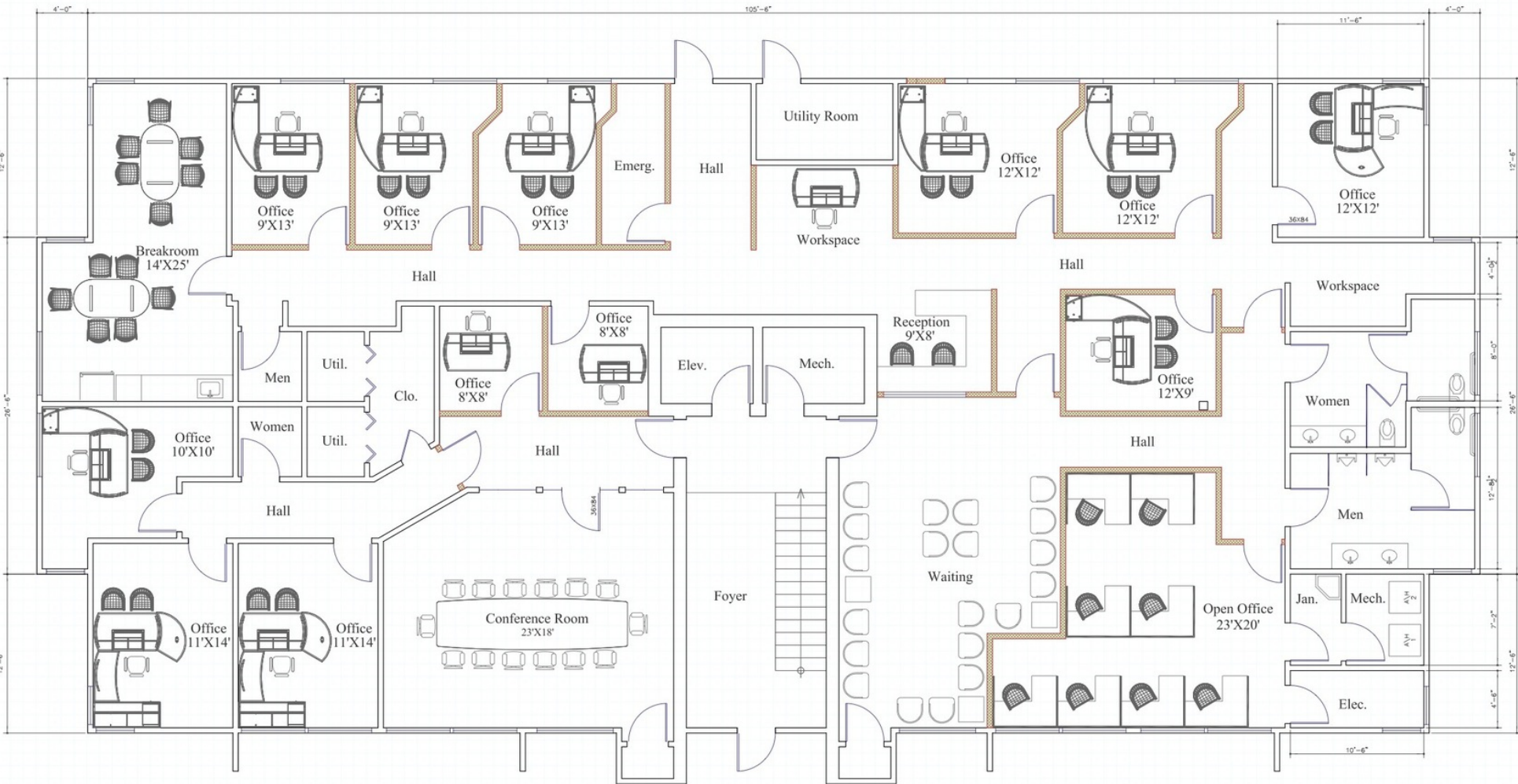
OFFERING SUMMARY

Building Size:	10,496 SF
Available SF:	2,067 - 10,496, SF
Number of Units:	4
Year Built:	1988
Zoning:	CIB
Market:	Boston MSA

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. Completely renovated in 2012, the entire building, both inside and out, exudes a modern feel. There is 8,428± SF of medical/professional office coming available for lease, featuring premium finished Class A office space. The space includes floor-to-ceiling glass conference rooms, a combination of open spaces and walled offices, kitchenettes, 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.

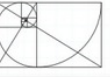
First Floor: Suites 1 & 2



Main Floor Plan

SCALE: 1/4"=1'-0"

SILVERWATCH ARCHITECTS, LLC
Architecture • Engineering • Design • Land Planning
224 Main Street Unit 3B Salem, NH 03079
603.894.4450 WWW.SILVERWATCH.COM



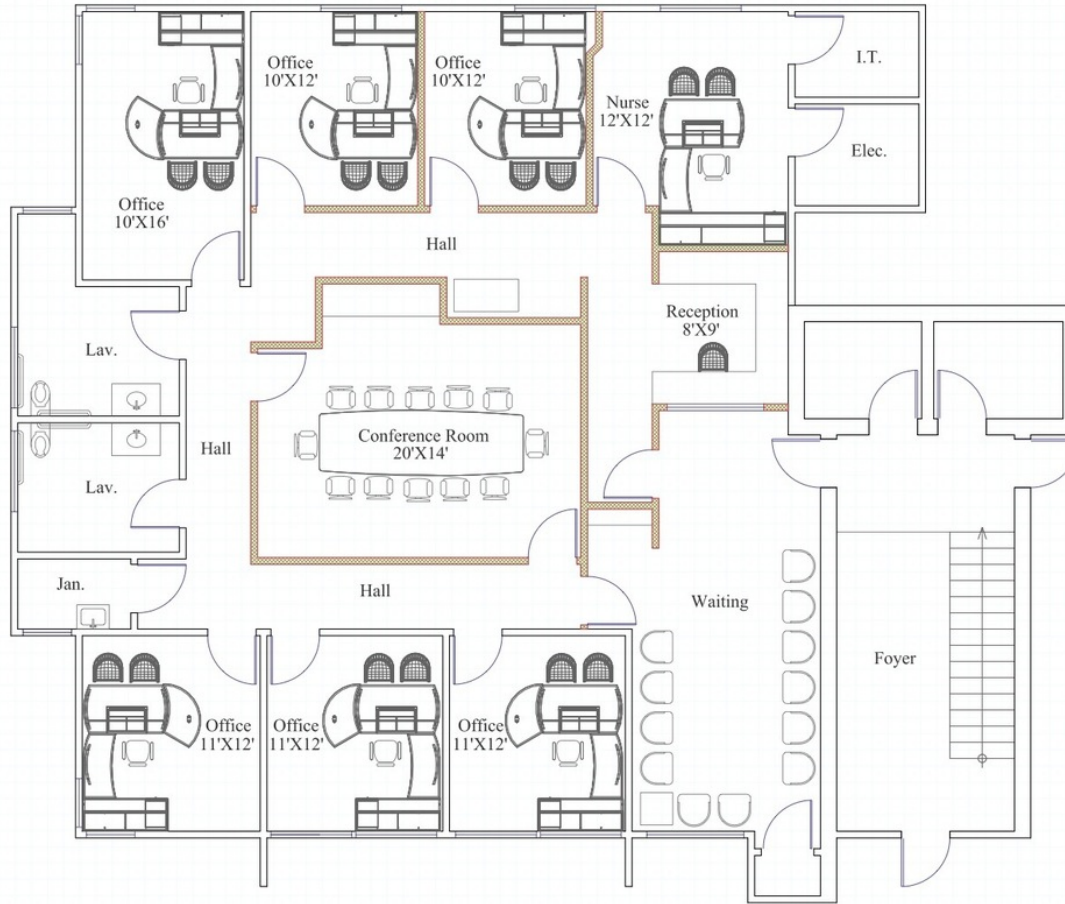
Project Name: CLM
Prepared For: CLM
Project Address: 103 Stiles Road
Salem, New Hampshire
Sheet Title: Main Floor Plan

Drawn: JDS
Checked: JDS
Approved: EN
Scale: XXX
Date: 1/4"=1'-0"
6/4/14
Project No.: SA-XXX-14

Seal

Floor Plans: 6/4/14
Sheet 1 of 2
A-1

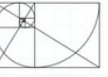
Second Floor: Suite 3



Second Floor Plan

SCALE: 1/4"=1'-0"

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Drawn:	JDS
Checked:	JDS
Approved:	EN
Scale:	XXX
Date:	1/4"=1'-0"
Project No.:	64114
	S4-XX-14



Floor Plans: 64114

Sheet	2 of 2
A-2	

About Boston, MSA

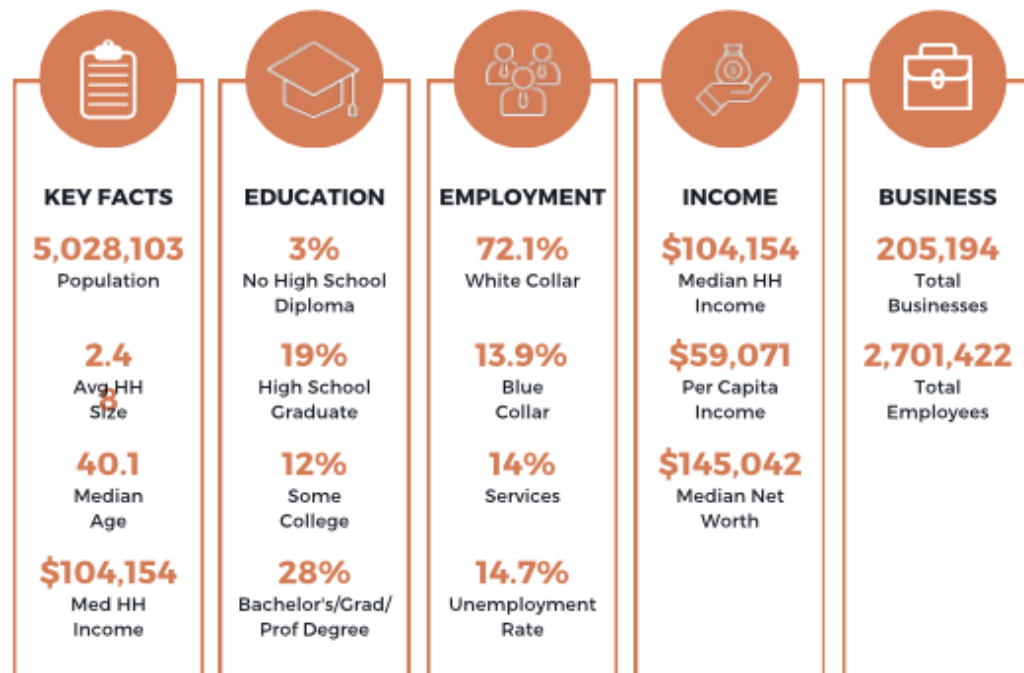


BOSTON MSA

Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff	
<\$15,000	9%	-0.5%	
\$15,000 - \$24,999	6.1%	-1%	
\$25,000 - \$34,999	5.6%	-0.9%	
\$35,000 - \$49,999	8.2%	-0.9%	
\$50,000 - \$74,999	13.5%	-1%	
\$75,000 - \$99,000	11.4%	-0.4%	
\$100,000 - \$149,999	18.5%	+0.9%	
\$150,000 - \$199,999	9.3%	+1.1%	
\$200,000+	14%	+2.7%	

Bars show deviation from Massachusetts

**FOR
SALE**

**Medical or
Professional
Office**

10,496 SF

103 Stiles Road
Salem, New Hampshire

\$1800/mo NOI

- ADA Accessible
- Built in 1988
- Rapid Access to 95

MANSARD



14 Essex Street, Andover, MA 01810

617.674.2043

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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

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OFFERING MEMORANDUM