



For Lease

# Two-Story Medical Office

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Property owned & managed by

**Well  
tower**

**Colliers**

175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

## 31 Stiles Road Salem, NH

### Property Highlights

- 1st and 2nd floor medical office space is available for lease
- 1,097± SF suite is on the 1st floor
- 2,590± SF suite is on the 2nd floor
- Join tenants such as Optima Dermatology, Parkland Urgent Care, Salem Radiology, and Lahey Oncology and Hematology
- Excellent location off Exit 2, I-93, at the lighted intersection of Stiles and Pelham Roads in the Salem professional hub



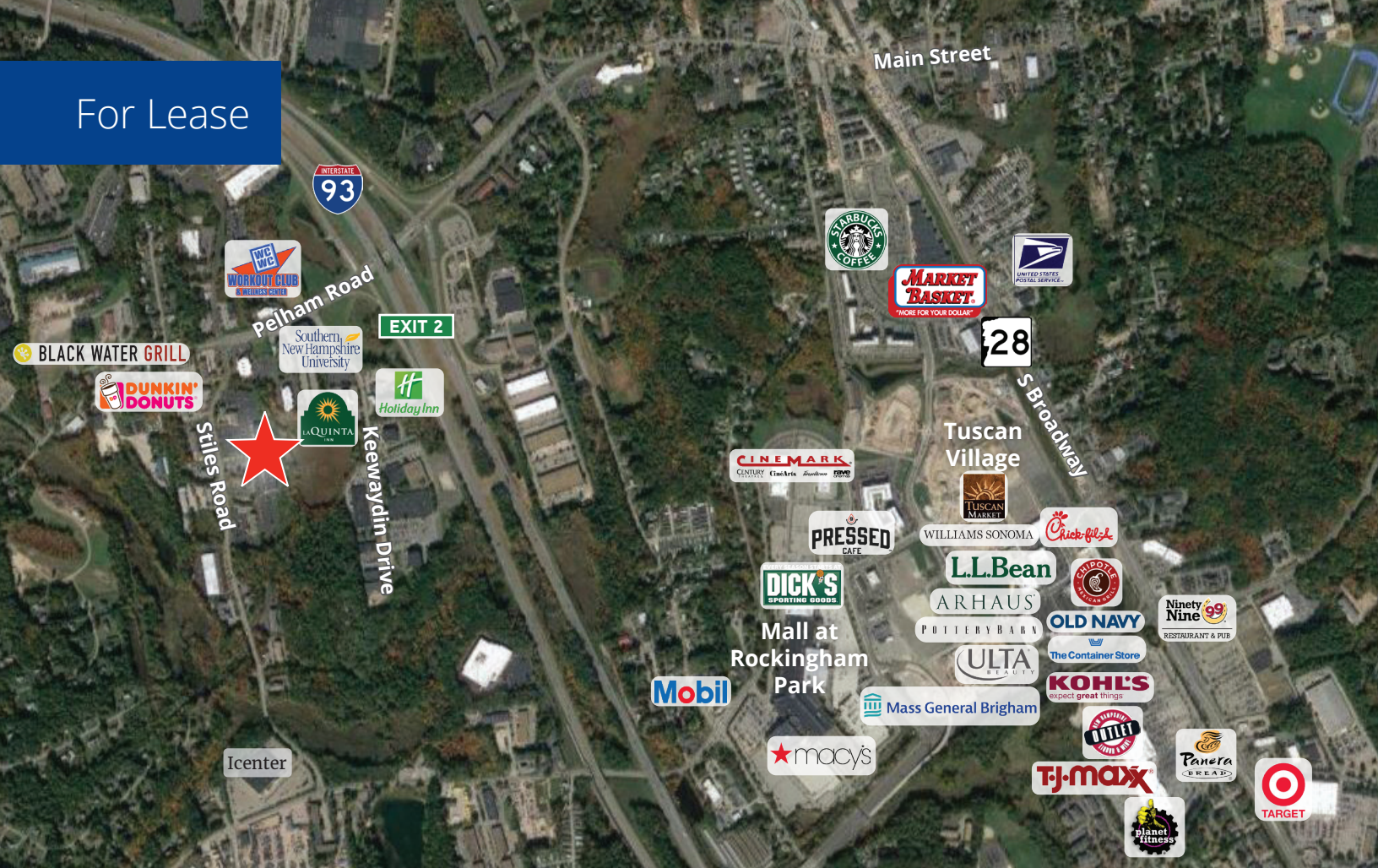
## Scan or click here

*for detailed suite floor plans and virtual tours*

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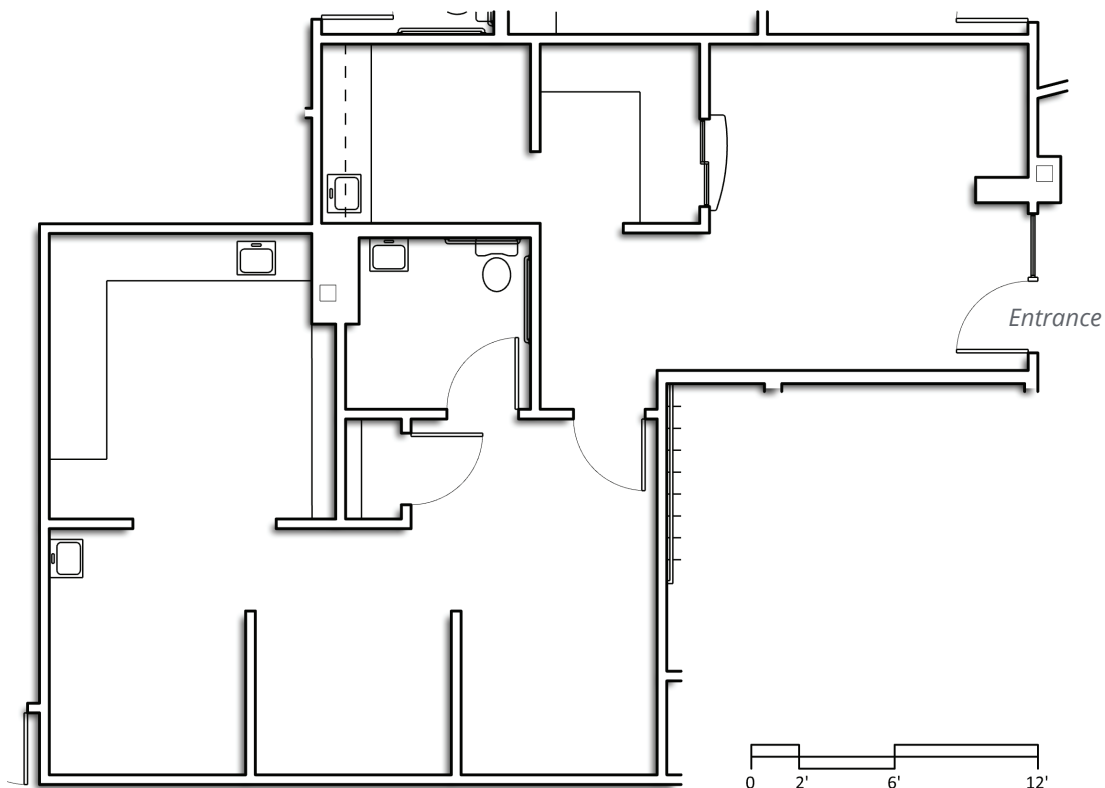
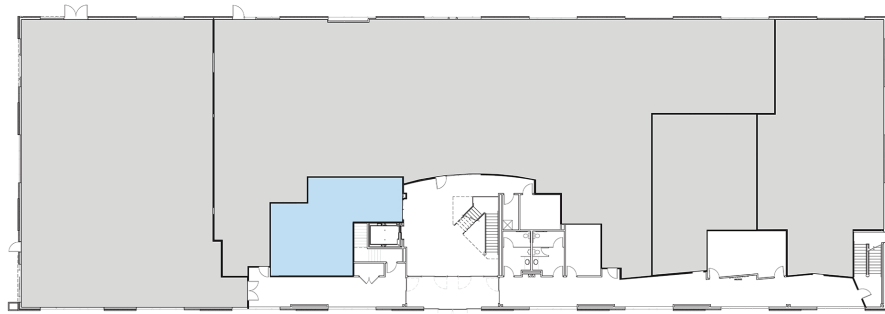
## Specifications

Address:	31 Stiles Road
Location:	Salem, NH 03079
Building Type:	Medical
Year Built:	2013
Total Building SF:	50,456±
1st Floor Available SF:	Suite 1300: 1,097±
2nd Floor Available SF:	Suite 2200: 2,590±
Utilities:	Public water & sewer Forced hot air
Zoning:	Commercial
Parking:	75 on-site
Elevator:	Yes
2025 NNN Expenses:	\$12.95 PSF
Lease Rate:	Call Broker for details



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# Suite 1300 Floor Plan



## EXISTING PLAN

SUITE 1300  
07.11.23

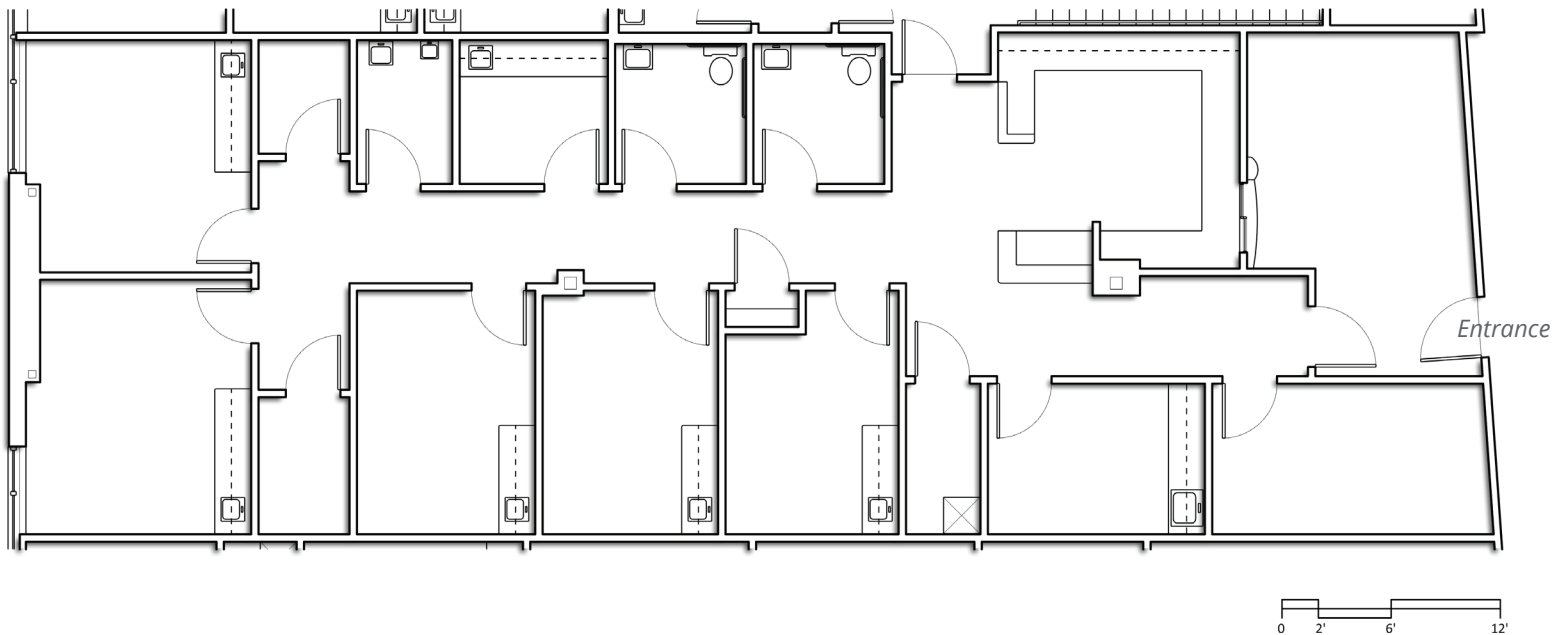
HCA NEW HAMPSHIRE  
31 STILES ROAD  
SALEM, NH 03079

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# Suite 2200 Floor Plan



## EXISTING PLAN

SUITE 2200  
07.11.23

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