

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Professional Office Space for Lease.

5 Buttrick Rd, Londonderry, NH 03053

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR LEASE

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Property Description

Now available: 4,000 ± SF First Floor professional office suite at 5 Buttrick Road in Londonderry, NH. This versatile space can easily be tailored for professional, medical, or wellness use. Interior features include two finished bathrooms, a kitchen, and brand-new HVAC, ensuring modern comfort and efficiency from day one.

Tenants and clients alike will appreciate the newly refinished common lobby, which enhances the professional image of the building. The property also offers ample on-site parking and dedicated signage opportunities with prime visibility from Nashua Road (Route 102), making it easy for patients, clients, or visitors to locate your business. Strategically located just minutes from I-93, the property combines accessibility with exposure in one of Londonderry's most active commercial corridors. The surrounding area is home to a strong mix of retail, dining, and professional services, providing synergy for a wide range of tenant types.

This first floor suite delivers a balance of functionality, visibility, and long-term value—an ideal choice for a growing business seeking a high-quality Londonderry address.

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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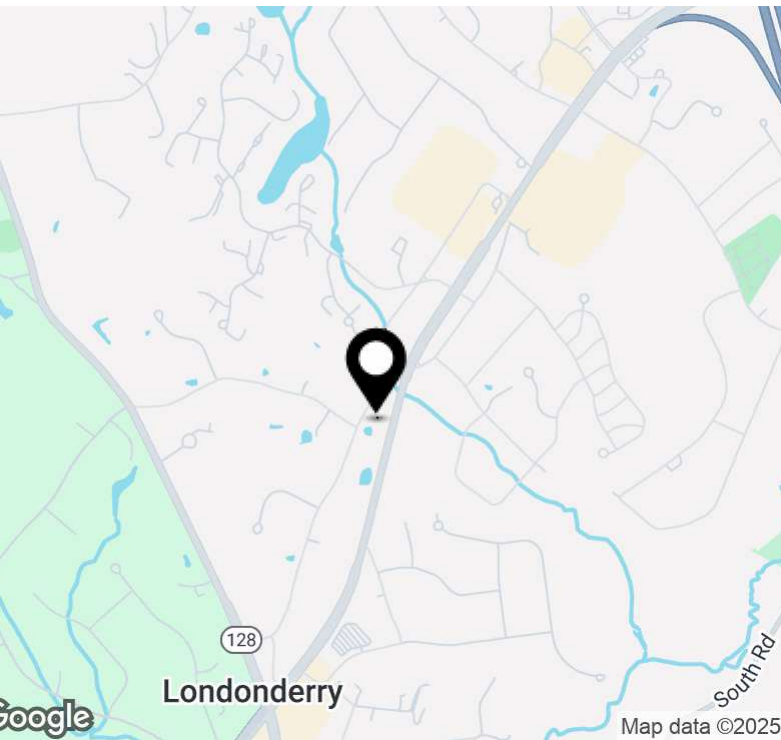
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Property Details & Highlights

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The property's curb appeal is complemented by a newly refinished common lobby, giving visitors an immediate impression of professionalism. Signage opportunities on Nashua Road ensure excellent brand visibility, while ample parking makes access simple and convenient. Positioned in a growth corridor of Londonderry, this space is surrounded by complementary professional, retail, and medical users—creating synergy for tenants and enhancing the long-term value of the address.

In addition, the building sits on a 2.58-acre site, providing room for circulation and parking as well as a professional campus setting. Located within the C-II zoning district, the property supports a wide range of permitted commercial uses, adding flexibility for future tenant needs. Its proximity to the Manchester-Boston Regional Airport, regional distribution routes, and expanding local amenities underscores its value as both a convenient and strategic location.

- Approximately 4,000 square feet of First floor accessible space
- Well-maintained two-story office building
- Flexible floorplan adaptable to medical, wellness, or professional office use. C-II zoning – supports professional, medical, and service-based tenants
- Newly refinished common lobby with professional appeal
- Prime visibility from busy Nashua Road (Route 102)
- Ample on-site parking for staff and clients
- New HVAC system for efficient heating and cooling
- Kitchen and Two finished bathrooms
- Prominent signage opportunities available
- Minutes to I-93
- Professional tenant mix in surrounding area, ideal for growing practices

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Additional Photos

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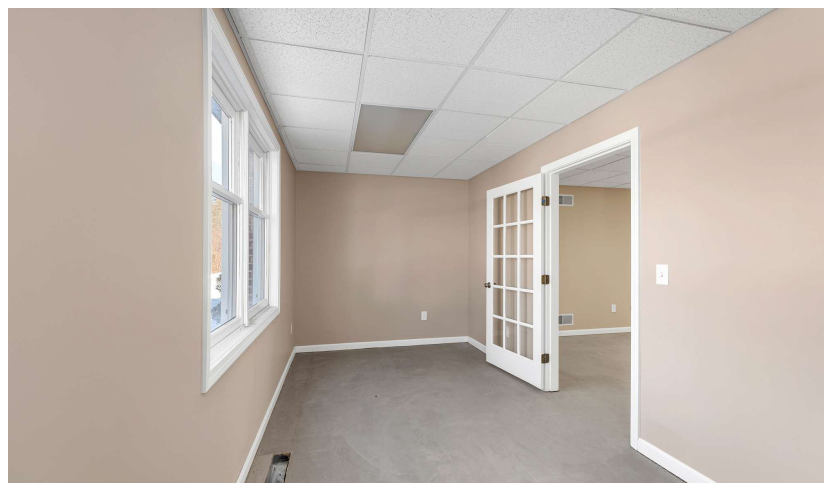
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Additional Photos

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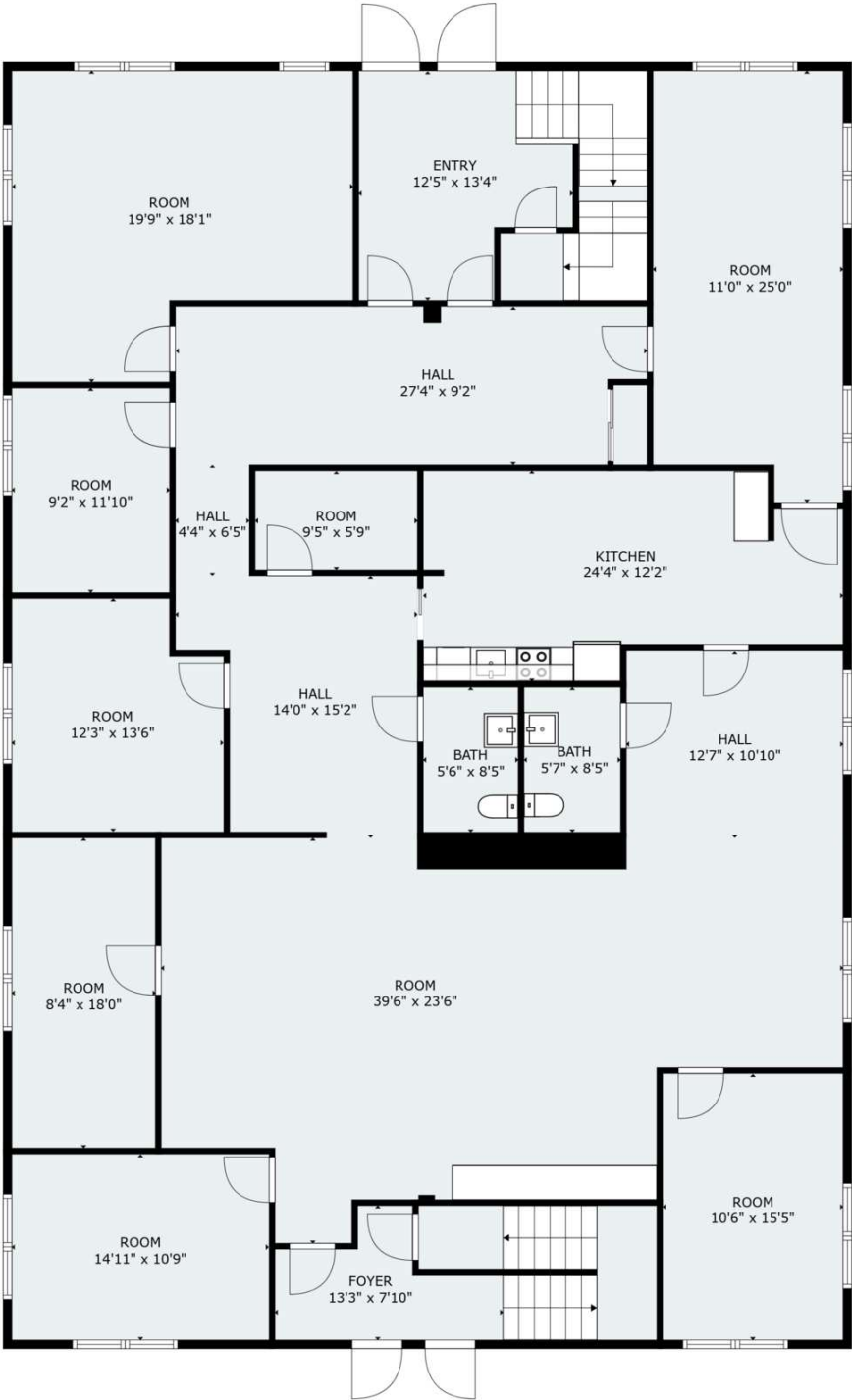
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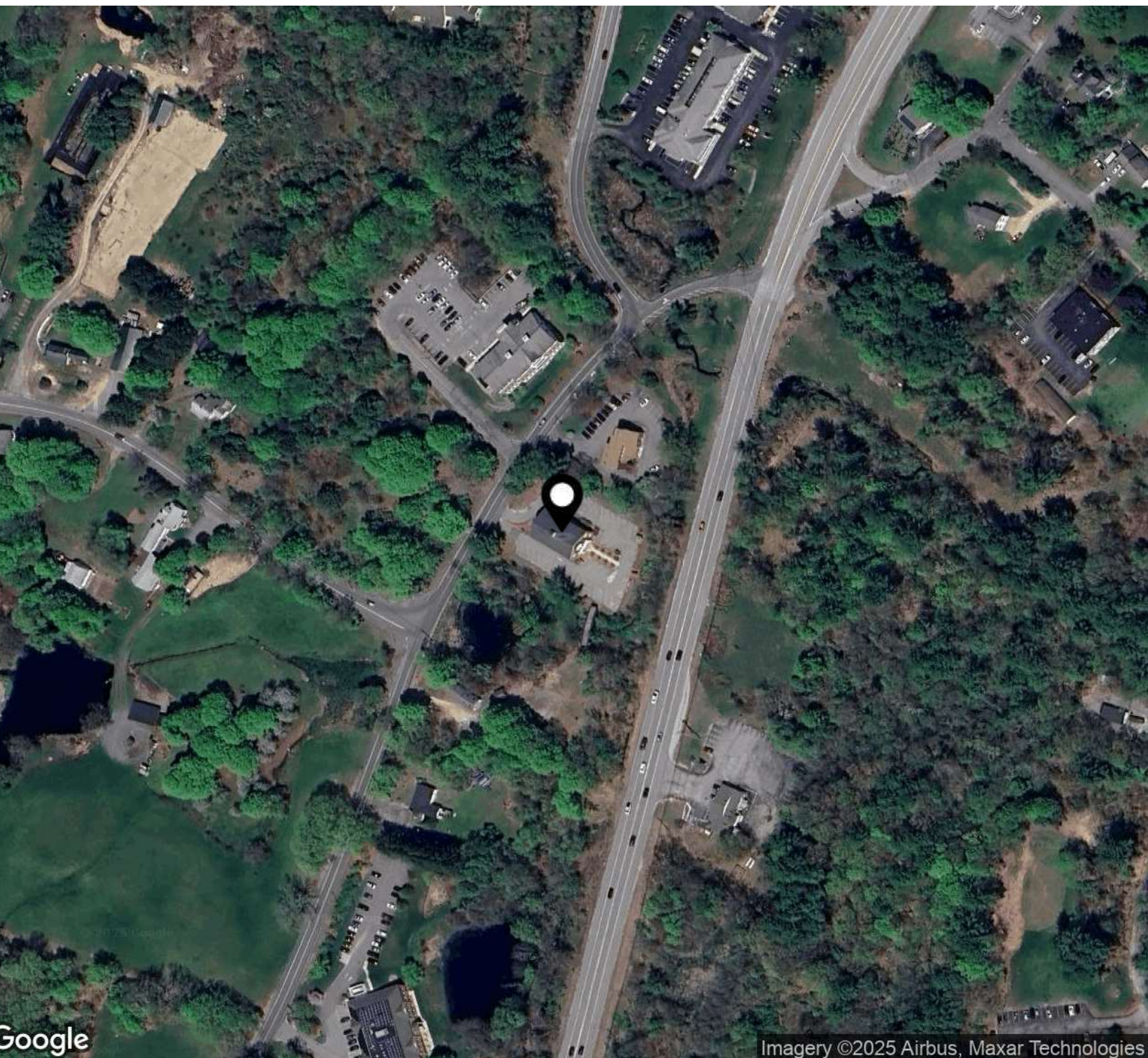
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Aerial Map

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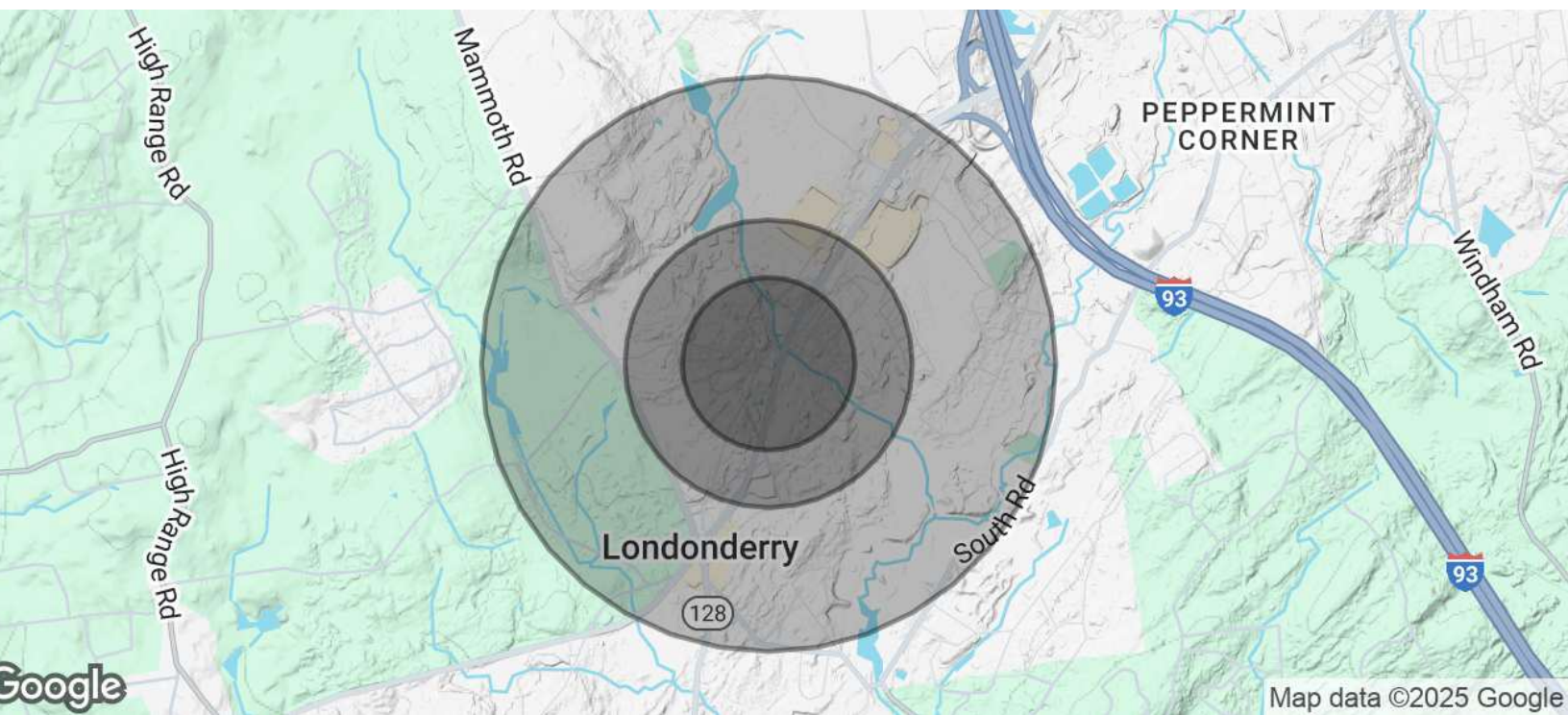
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Demographics Map & Report

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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

Demographics data derived from AlphaMap

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Meet The Team

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