

**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 or firm on one of Londonderry’s primary commercial corridors. 5 Buttrick Road offers a first-floor suite of about 4,000 SF, which can be divided from roughly 1,800 SF, in a two-story brick office building near the corner of Nashua Road (Route 102).

Inside you’ll find two finished accessible restrooms, an space for a kitchen/breakroom, and 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.

Offering Summary

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	1,800 - 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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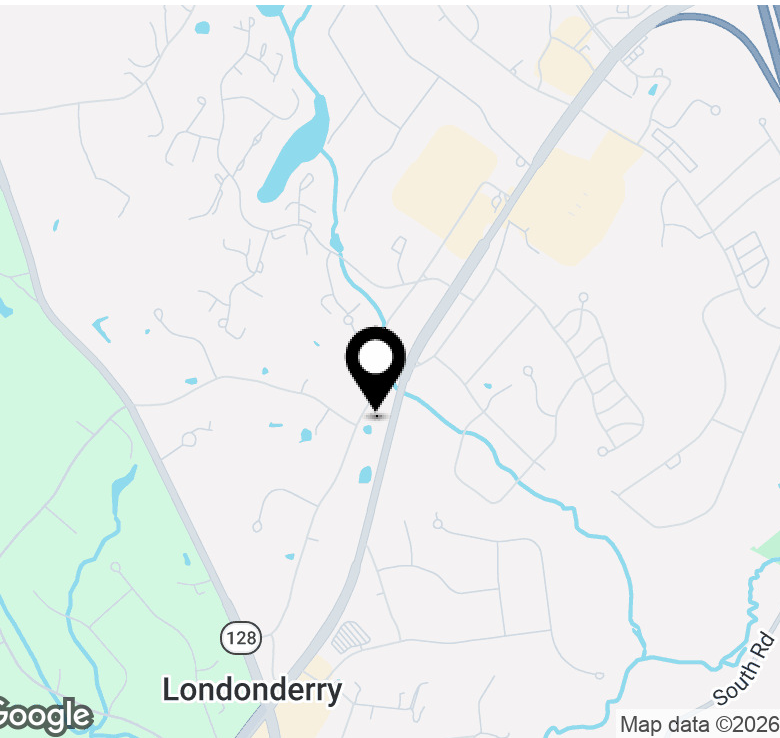
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Property Details & Highlights

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The property is zoned C-I. Professional office, which Londonderry defines to include doctors and dentists, is permitted by right, as are service, retail, and fitness uses. That makes the suite a natural fit for physical therapy, chiropractic, counseling, optometry, law, accounting, insurance, financial advisory, and wellness businesses.

Parking is easy, with up to 16 dedicated spaces plus shared parking. Access is from Buttrick Road, and building signage is visible to about 21,400 vehicles per day on Route 102. I-93 is a few minutes away.

If you'd like to walk through it or have any questions, please give us a call to schedule a tour.

- ±1,800 to 4,000 SF first-floor office suite, divisible
- Professional and medical office permitted by right (C-I zoning)
- Two finished accessible restrooms and a kitchen
- New HVAC: gas forced hot air with central air
- Newly renovated common lobby
- Up to 16 dedicated parking spaces plus shared parking
- Signage visible to ~21,400 vehicles/day on Route 102
- Minutes to I-93

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Additional Photos

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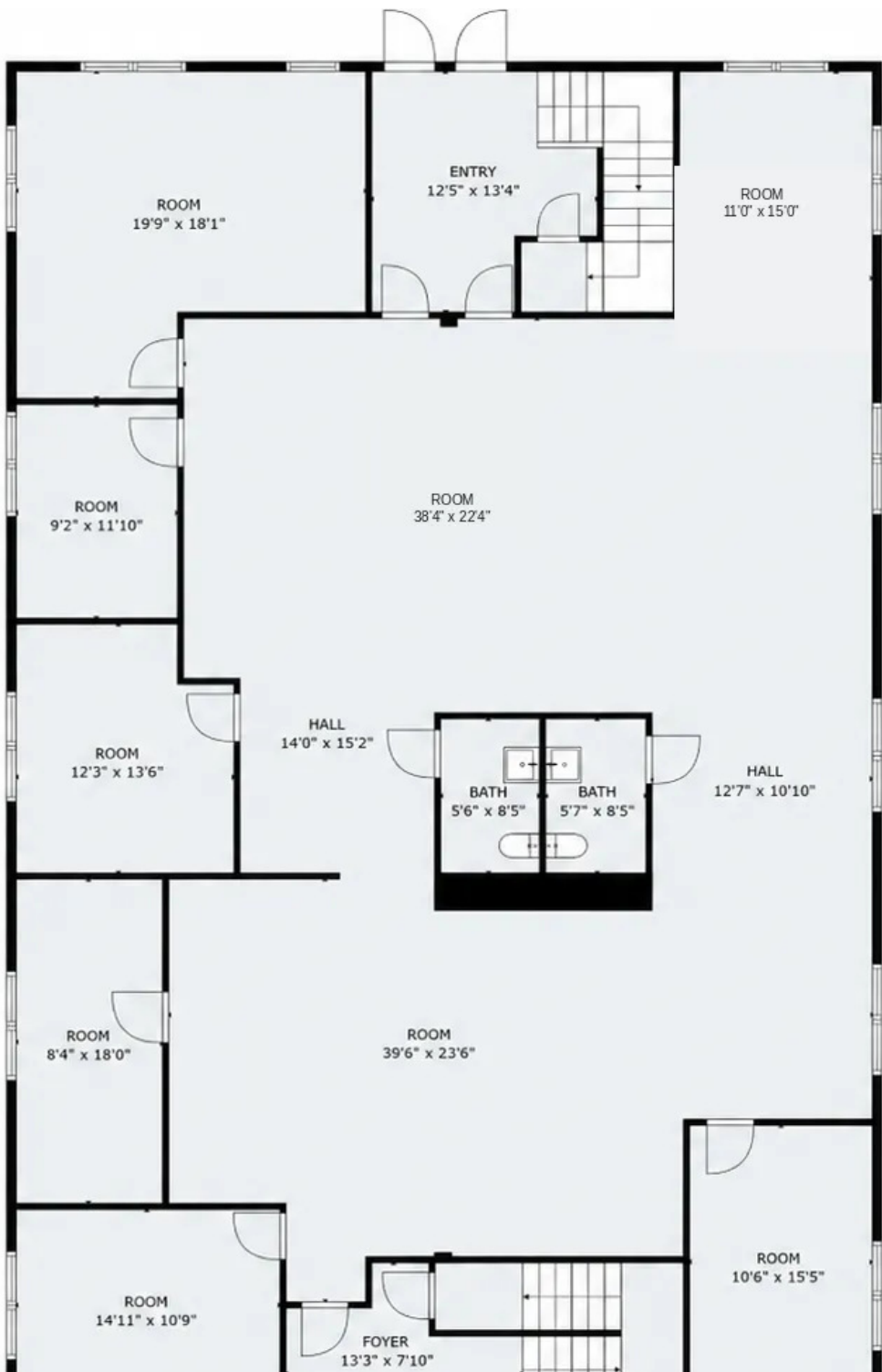
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Floor Plans

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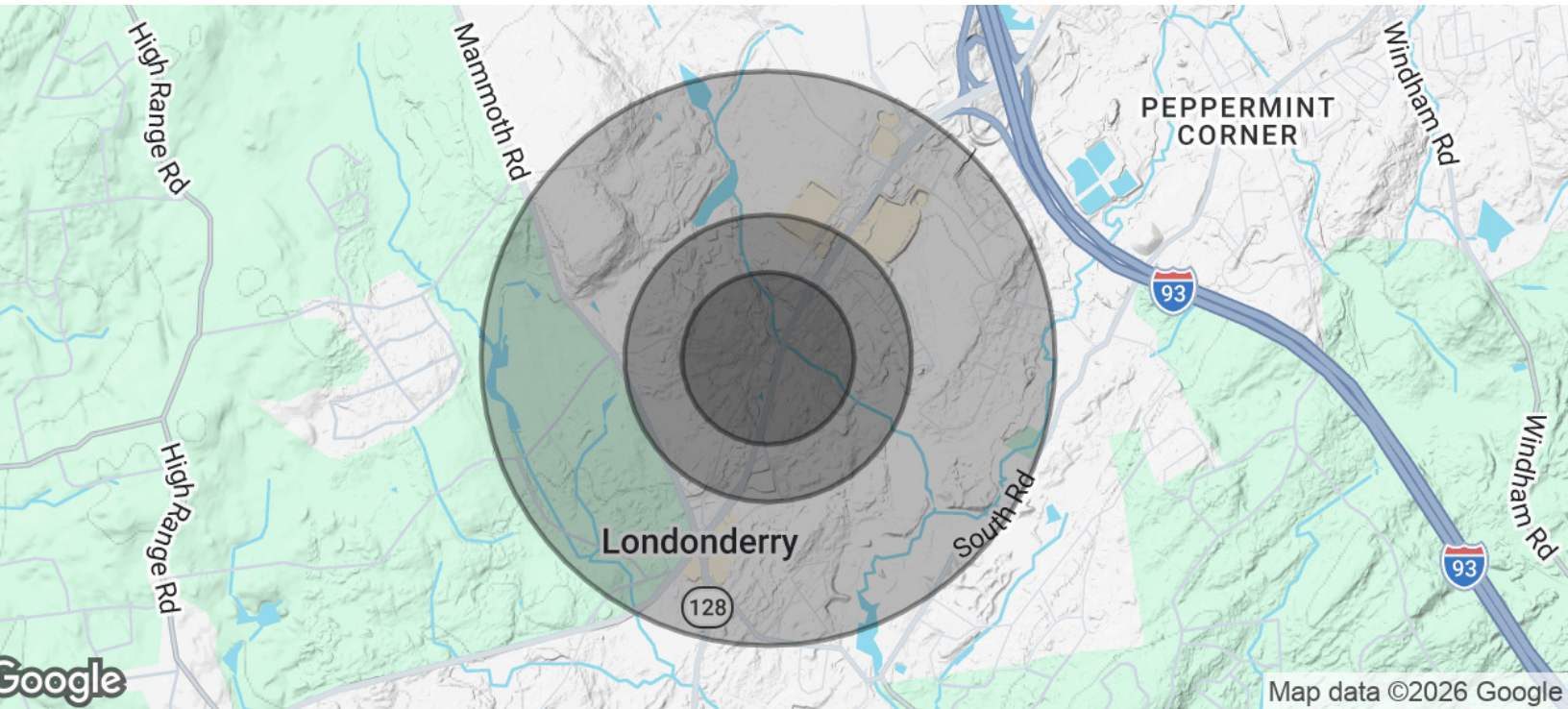
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Demographics Map & Report

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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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