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MEDICAL OFFICE SPACE

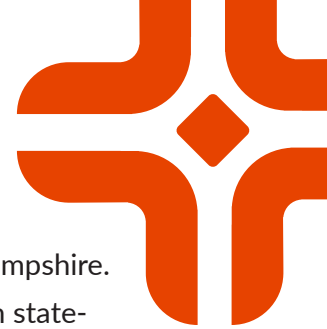
PARKLAND URGENT CARE BUILDING
31 STILES ROAD • SALEM, NH • 03079



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Property Overview

The Boulos Company is pleased to present the availability of 31 Stiles Road in Salem, New Hampshire. This two-story 46,675 SF Class A medical/office building features a nicely designed space with state-of-the-art infrastructure, high-end finishes and elevator access.

MEDICAL OFFICE SPACE

31 Stiles Road is conveniently located in a well-known professional office park. The property offers ample on-site parking, allowing quick and easy access for patients and employees. The building features oversized windows allowing for ample natural light.

TIMESHARE SUITES

The building offers timeshare suites to medical professionals who want to reduce their overhead expenses. Timeshare suites provide access to professional space, feature flexible lease terms, are fully furnished and include utilities, telephone, fax/copier, cable, hazardous waste removal, janitorial and common area maintenance.

INTERIOR BUILDING PHOTOS

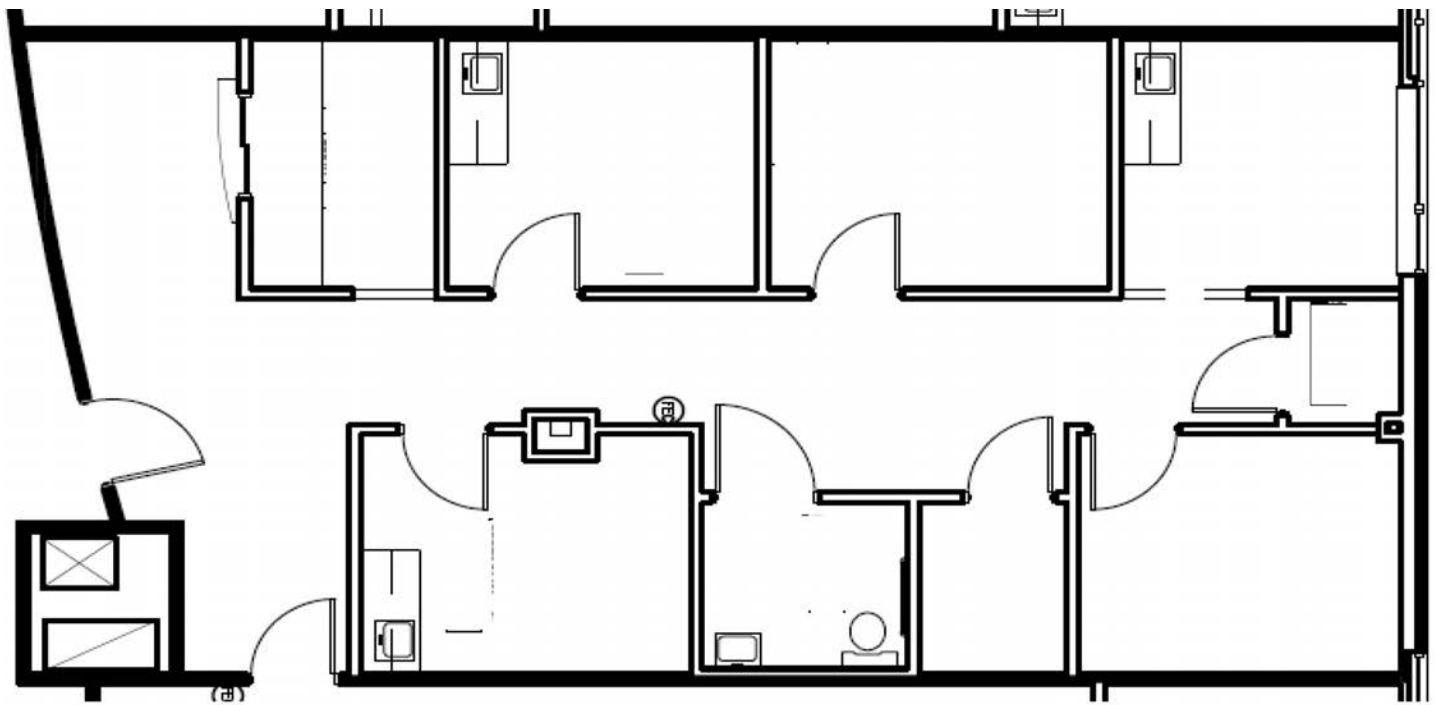




Property Specifications

- Available Space: 1,439 RSF
- Use: Medical/Office
- Stories: Two
- Utilities: Municipal water & sewer
- HVAC: Central A/C
- Zoning: CIB
- Location: Directly off Exit 2 on I-93
- Parking: Ample
- Lease rate: \$28.00-\$29.50/SF MG (standard suite)
- Timeshare Suite: \$600/month (one 4-hour slot per week)

Suite 2500: 1,439 RSF



LOCATION

31 Stiles Road is located less than a minute from Exit 2 off Interstate 93. Nearby amenities such as the Mall at Rockingham Park, Tuscan Village's Live-Work-Play, lodging, dining, fitness, daycare and Boston Express bus transportation are all located within 1.5 miles of Stiles Road. The Massachusetts border is less than five miles away.



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