



SPERRY

COMMERCIAL REALTY
ASSOCIATES

FOR SALE

26 LONDONDERRY TURNPIKE
HOOKSETT, NH 03106

FULLY BUILT-OUT CLASS A OFFICE
OPPORTUNITY



Joshua Solloway

ASSOCIATE

603.262.3555

joshua.solloway@sperrycga.com

NH #085116



Jesse Hepler

SENIOR ASSOCIATE

603.262.3555

jesse.hepler@sperrycga.com

NH #074414

Property Summary



PROPERTY DESCRIPTION

26 Londonderry Turnpike presents a rare opportunity to acquire a high-end Class A office property strategically positioned at the intersection of Interstate 93 and Route 101 in Hooksett, New Hampshire. Purposefully suited for owner-occupants, the property offers an ideal headquarters environment for professional firms such as attorneys, engineers, financial institutions, healthcare administration groups, technology companies, and other corporate users seeking a polished, highly accessible business location.

This is the type of property rarely available in the New Hampshire market – combining institutional-quality office presence with exceptional regional accessibility. The location offers convenient commuting access from Greater Manchester, Concord, Nashua, the New Hampshire Seacoast, and northern Massachusetts, making it highly attractive for companies drawing employees and clients from multiple markets. Positioned just minutes from downtown Manchester, the property provides businesses the opportunity to maintain access to New Hampshire's largest city while benefiting from easier parking, expanded operational space, and a more efficient suburban office environment.

The property is especially well suited for businesses seeking to relocate from downtown Manchester to accommodate growth, improve accessibility, or modernize operations. Additionally, companies based in neighboring states may find the location appealing due to New Hampshire's favorable business climate and quality of life while still maintaining strong connectivity to the Boston metropolitan region.

With its prominent location, professional image, and highly functional corporate environment, 26 Londonderry Turnpike represents an exceptional opportunity for a company seeking a long-term headquarters asset in one of southern New Hampshire's most strategically connected commercial corridors.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	1.1 Acres
Building Size:	12,207 SF



CLASS A PROFESSIONAL OFFICE BUILDING

The building itself has been thoughtfully designed to support a wide range of professional office operations and corporate headquarters functions. The property contains approximately 12,207± finished square feet, including 1,878± SF in the partially finished lower level, 3,756± SF on both the first and second floors, and 2,817± SF on the third floor. Features include a dedicated training room and ample storage space within the lower level, while the balance of the building offers a highly functional mix of executive offices, collaborative workspace, and client-facing areas. The property is ADA compliant and serviced by an elevator, with two separate stairwells providing efficient internal circulation throughout the building. Additional highlights include a climate-controlled server room, Kohler backup generator, kitchenettes on each floor, a welcoming reception and waiting area, large conference room, and approximately 19 private offices, along with additional open areas suitable for cubicle workstations and collaborative team environments.

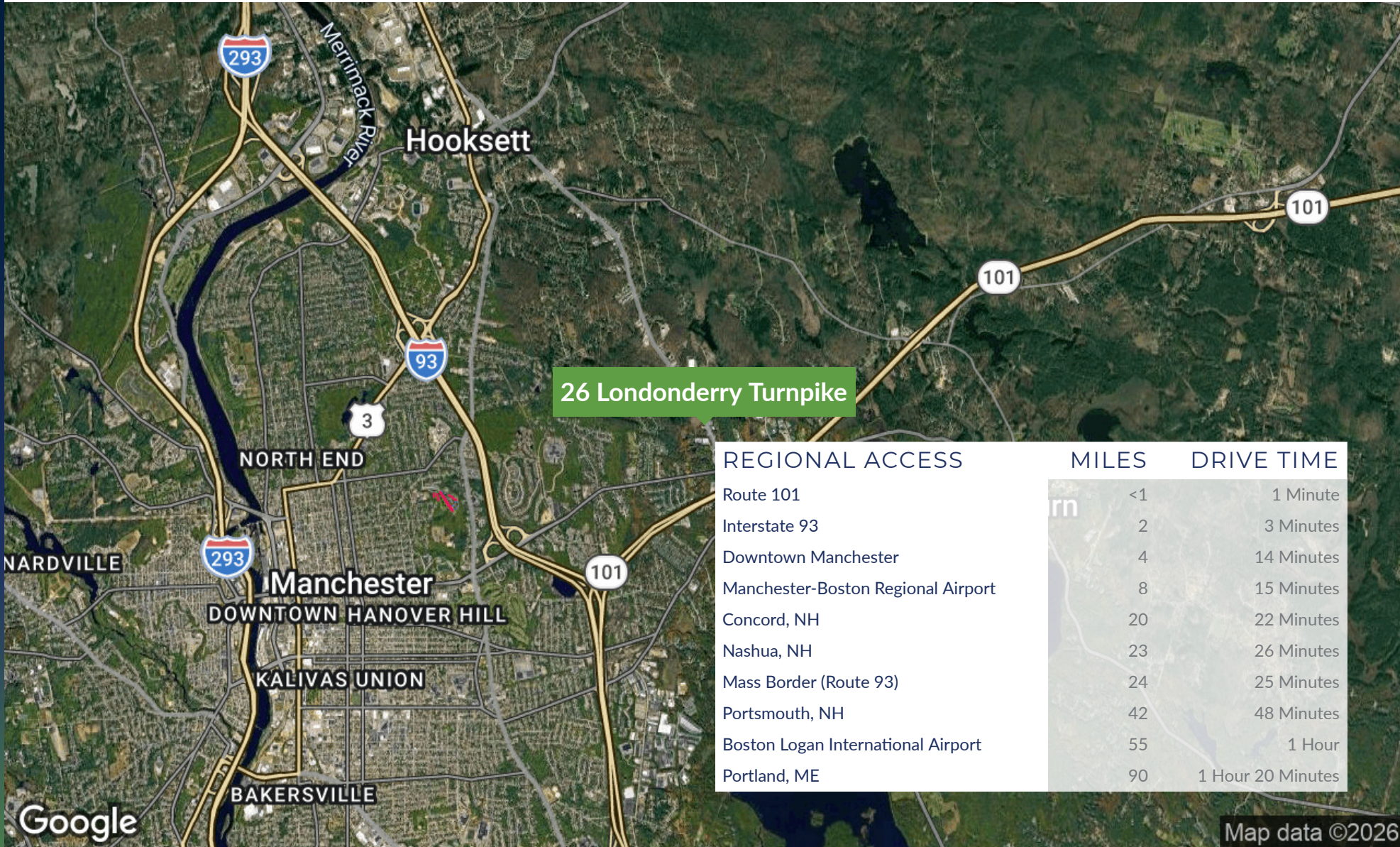
Interior Photos



Exterior Photos



Location Map



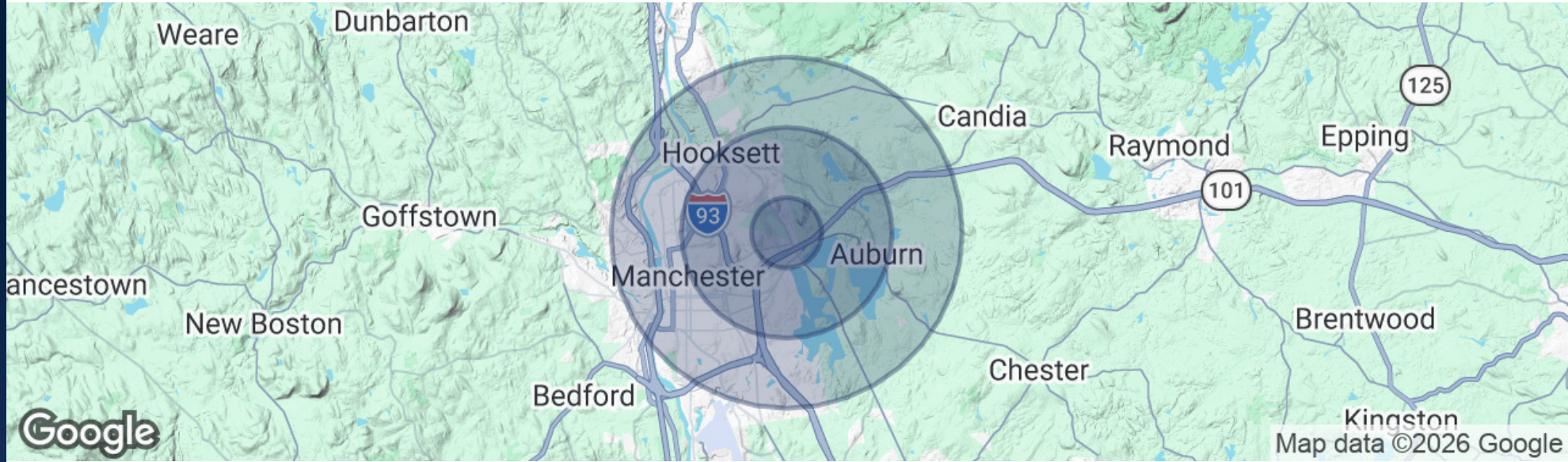
26 Londonderry Turnpike

REGIONAL ACCESS	MILES	DRIVE TIME
Route 101	<1	1 Minute
Interstate 93	2	3 Minutes
Downtown Manchester	4	14 Minutes
Manchester-Boston Regional Airport	8	15 Minutes
Concord, NH	20	22 Minutes
Nashua, NH	23	26 Minutes
Mass Border (Route 93)	24	25 Minutes
Portsmouth, NH	42	48 Minutes
Boston Logan International Airport	55	1 Hour
Portland, ME	90	1 Hour 20 Minutes

Google

Map data ©2026

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,825	37,613	117,712
Average Age	45.2	41.7	39.5
Average Age (Male)	45.1	40.7	38.6
Average Age (Female)	44.3	41.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,125	15,059	49,232
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$140,345	\$115,087	\$104,289
Average House Value	\$399,493	\$376,890	\$362,435

2023 American Community Survey (ACS)

Advisor Bios



JOSHUA SOLLOWAY

Joshua Solloway joined the SPERRY – Commercial Realty Associates team in 2025 as an Associate. With a strong background as an entrepreneur, real estate investor, and small business operator, Joshua brings a versatile skill set well-suited to serving the diverse landscape of commercial real estate across the region.

Prior to joining SPERRY, Joshua was a recognized leader in the disaster restoration and reconstruction industry. He led his family business, Soil-Away Restoration in Hooksett, NH, for fifteen years before its acquisition by Insurcomm Restoration Group in 2024. During his tenure, he built a robust portfolio of high-profile commercial clients across multiple verticals, including multi-family housing, education, industrial, senior living, hospitality, and retail.

Joshua is a dynamic networker with a deep commitment to community engagement. He was honored as a member of the Union Leader's "40 Under 40" class in 2022 and participated in the Leadership Greater Manchester program in 2020. From 2015 to 2022, he served on the board of directors for the Make-A-Wish Foundation of New Hampshire, including two years as board chair.



JESSE HEPLER

Jess Hepler brings a wealth of retail and restaurant real estate experience to SPERRY - Commercial Realty Associates. He began his career with Yum! Brands (Taco Bell, KFC, and Pizza Hut), serving in leadership roles including Director of Real Estate & Construction, Franchise Development Director, Market Planner, and Director of Franchise Operations. During his tenure, he spearheaded more than 350 new restaurant developments, oversaw 500 remodels, and evaluated over 1,800 retail trade areas across the U.S.

Following his corporate career, Jess served as Vice President of Leasing for a Boston-area commercial real estate firm before transitioning to brokerage.

He holds the prestigious CCIM designation, an MBA in Finance, and is an active member of ICSC, New England Retail Dealmakers, and NHCIBOR.

At SPERRY - Commercial Realty Associates, Jess focuses on helping retail property owners sell, acquire, and lease their assets, while guiding retail and restaurant brands in securing the right locations to grow their businesses. Licensed in Massachusetts and New Hampshire.