

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



COMMERCIAL DIVISIONSM

Wellness Co-Working

88 Nashua Road #A 1, Londonderry, NH 03053

Exclusively Represented By:

Joseph Gagnon

Commercial Advisor

603 699 2761

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OFFERING MEMORANDUM

Table Of Contents

FOR LEASE

Table Of Contents

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
FLYER	6
ADDITIONAL PHOTOS	7
FLOOR PLANS	8
AERIAL MAP	9
DEMOGRAPHICS MAP & REPORT	10
JOE'S STORY	11

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The Property

Now available: four private, move-in-ready offices ideal for wellness, medical, or professional use. Located in a renovated suite at 88 Nashua Road #A 1, each space offers modern finishes, shared access to a welcoming reception area, kitchen, and ADA-compliant restrooms. Lease includes utilities and shared expenses. Excellent terms—perfect for solo practitioners or collaborative teams.

The building is part of a well-maintained professional wellness co-working office with a quiet, welcoming atmosphere—ideal for focused work and client-based services. Whether you’re launching a new practice or expanding your footprint in southern New Hampshire, 88 Nashua Road delivers both access and opportunity in one of the region’s most dynamic submarkets.

Offering Summary

Lease Rate:	\$1,200.00 - 1,700.00 per month (Gross)
Number of Units:	4
Available SF:	81 - 216 +/- SF
Lot Size:	1 Acres
Building Size:	2,058 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	185	584	1,570
Total Population	432	1,365	3,732
Average HH Income	\$118,225	\$118,223	\$128,500

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Property Description

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A Closer Look

Each suite has been thoughtfully designed to support comfort, privacy, and professionalism. Natural light, warm wood floors, and calming views give the space a clean, peaceful energy—well-suited for client-centered services like counseling, massage, acupuncture, or coaching. For more clinical users, the layout supports ease of access, workflow efficiency, and a polished client experience.

Tenants benefit from a true plug-and-play setup: each office is individually keyed, and the shared spaces—including the reception/waiting area, kitchen, and restrooms—are professionally maintained. The gross lease structure makes monthly budgeting simple, with heat, A/C, electricity, water, taxes, and common area maintenance all included.

Nearby amenities include cafés, gyms, professional offices, and retail shopping, making it easy for both practitioners and clients to incorporate visits into their daily routines. The building's visibility on Route 102 ensures your business is easy to find—without sacrificing privacy or professionalism.

With limited spaces available and growing demand for wellness-oriented office environments, this is a rare opportunity to secure a thoughtfully renovated suite in one of Londonderry's most accessible locations.

Location Description

Conveniently located on Route 102 in Londonderry, 88 Nashua Road #A 1 offers excellent visibility and easy access for clients and professionals alike. Just minutes from Exit 4 off I-93, the property sits between major commercial corridors and growing residential neighborhoods, making it a strategic location for wellness providers, healthcare professionals, and entrepreneurs and consultants.

On-site parking, nearby retail and dining, and proximity to Derry, Windham, and Salem enhance its appeal for both local and regional clientele.

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Complete Highlights

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Location Information

	88 Nashua Road #A 1
Street Address	88 Nashua Road #A 1
City, State, Zip	Londonderry, NH 03053
County	Rockingham
Market	Southern New Hampshire
Sub-market	Londonderry / Derry
Cross-Streets	Nashua Road (Route 102) & Independence Drive

Property Highlights

- Ideal for licensed healthcare professionals including certified functional medicine providers (MD, PA, NP), chiropractors, physical therapists, and IV therapy providers
- Also well-suited for wellness and holistic practitioners such as massage therapists, nutritionists, dietitians, acupuncturists, health coaches, and mind/body therapists
- Four private office suites available: ±81-216 SF (+/- 474 SF total available)
- Flexible leasing: single or multi-room configurations
- Move-in ready with quality finishes throughout
- Modern shared waiting/reception area
- Renovated kitchen and ADA-compliant restrooms
- Gross lease includes utilities, CAM, and taxes
- Professionally maintained complex on Route 102
- High visibility location near I-93, Exit 4

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NOW LEASING



Private Offices Available for Wellness Practitioners



Elevate Wellness is an **all-in-one patient-focused integrative health and wellness center** and collaborative space for alike professionals, including:

- Medical or Functional Medical Practice
- Health & Wellness Coaching
- Dieticians & Nutritionists
- Massage Therapy

MORE INFO >>>



FULLY FUNCTIONAL KITCHEN



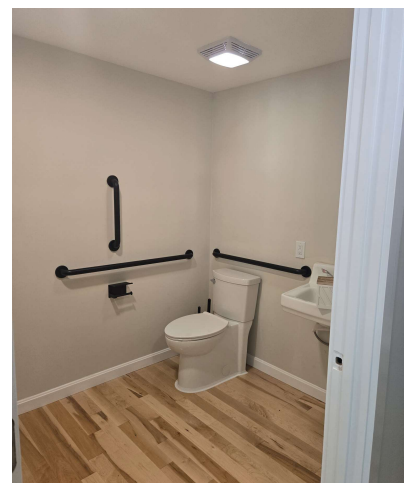
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Additional Photos

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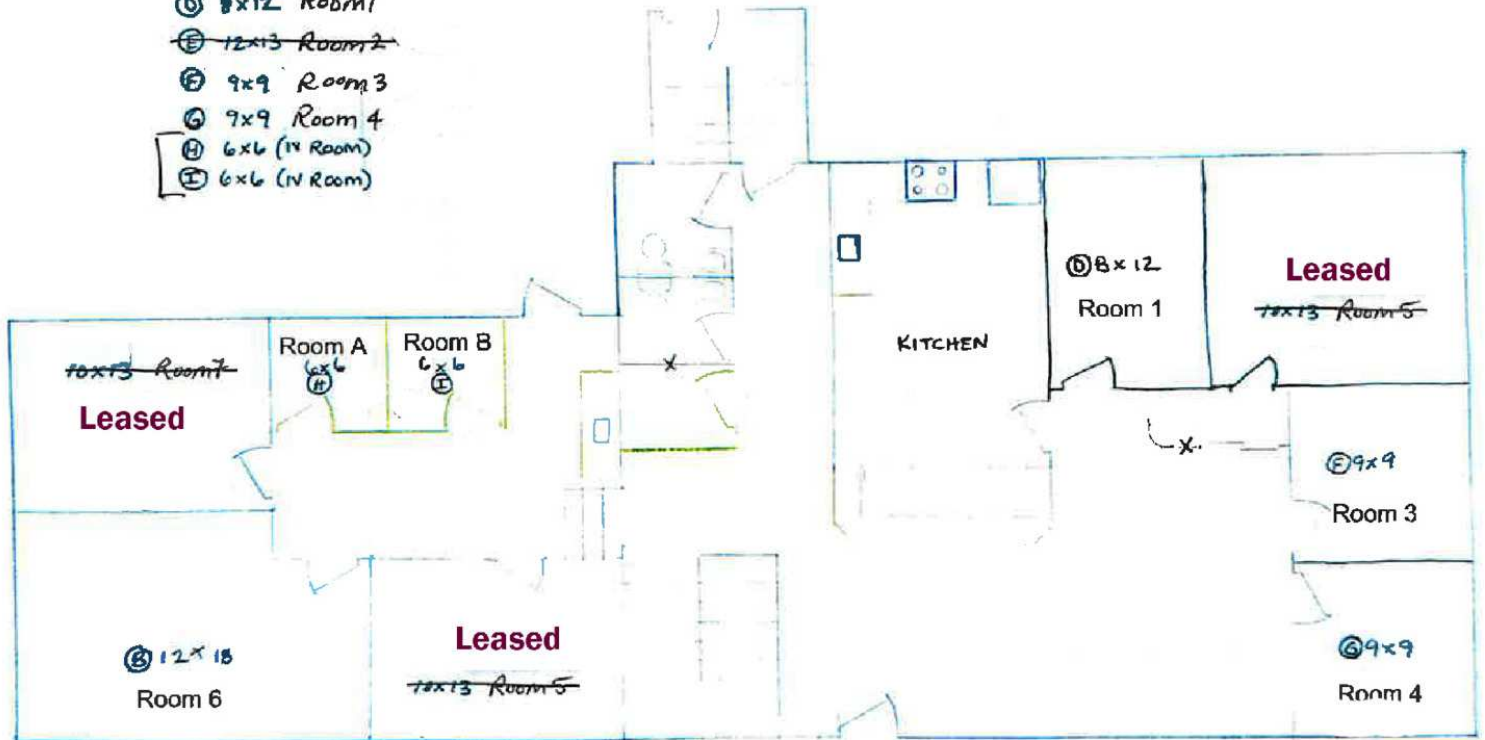
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Floor Plans

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- Rooms:
- ~~A~~ 10x13 Room 7
 - B 12x18 Room 6
 - ~~C~~ 10x13 Room 5
 - D 8x12 Room 1
 - ~~E~~ 12x13 Room 2
 - F 9x9 Room 3
 - G 9x9 Room 4
 - H 6x6 (N Room)
 - I 6x6 (N Room)



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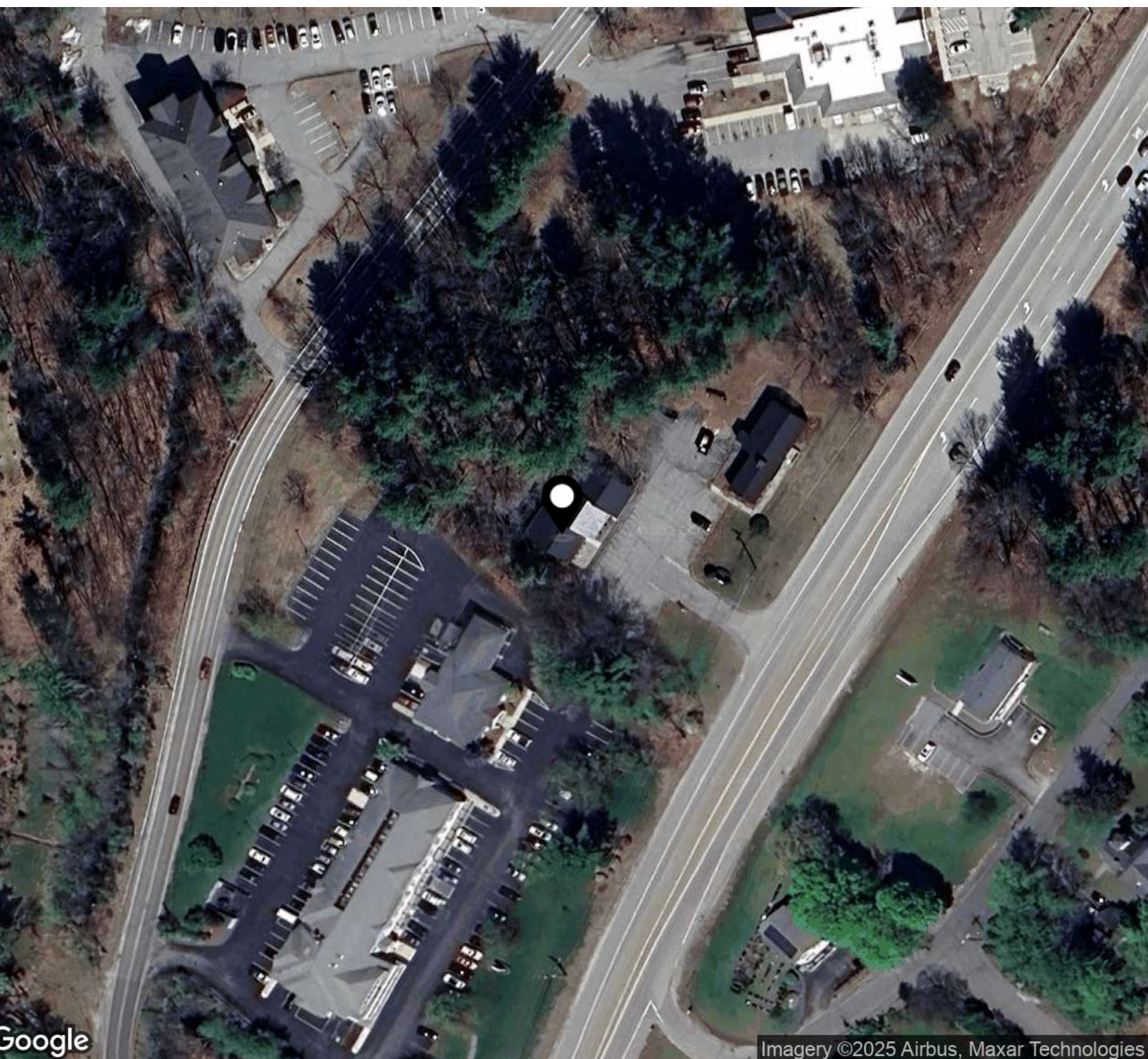
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Aerial Map

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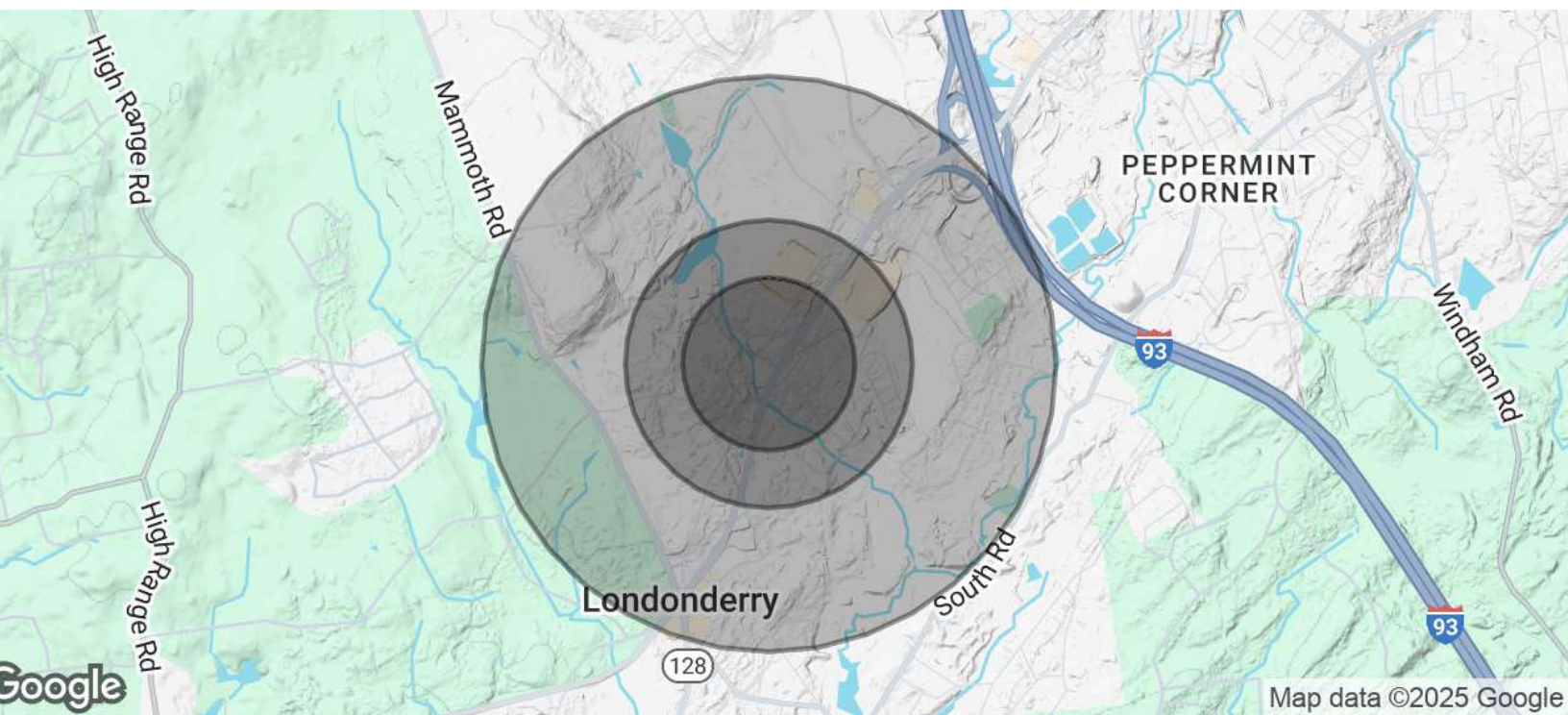
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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	432	1,365	3,732
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	185	584	1,570
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$118,225	\$118,223	\$128,500
Average House Value	\$485,463	\$485,399	\$493,808

Demographics data derived from AlphaMap

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Professional Background

Joseph is a commercial real estate advisor with Berkshire Hathaway HomeServices Verani Realty Commercial Division, specializing in retail spaces, investment sales, and business brokerage throughout New Hampshire. Joseph offers grounded expertise and sharp market instincts to guide clients through acquisitions, dispositions, and lease-ups with clarity and confidence.

Joseph represents investors, business owners, and property owners with a strategic, client-first approach rooted in transparency, strong communication, and follow-through. His background in business development and negotiation—combined with a growing track record of closed deals—makes him a trusted advisor for both established operators and first-time buyers.

Leveraging local knowledge and a deepening regional network, Joseph brings value at every stage of the transaction—from asset positioning and pricing to complex deal structures and buyer-seller alignment. His focus on results, responsiveness, and relationship-driven service ensures his clients move forward with purpose in today's competitive commercial landscape.

Memberships

NHCIBOR, NHREIA, GMNS Chamber of Commerce

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