

**FOR  
SALE**

**Medical or  
Professional  
Office**

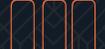
**10,496 SF**

103 Stiles Road  
Salem, New Hampshire

- ADA Accessible
- Built in 1988
- Rapid Access to 93

**OFFERING MEMORANDUM**

**103** STILES ROAD  
SALEM, NH 03079

**MANSARD**  

# Executive Summary

## INVESTMENT HIGHLIGHTS

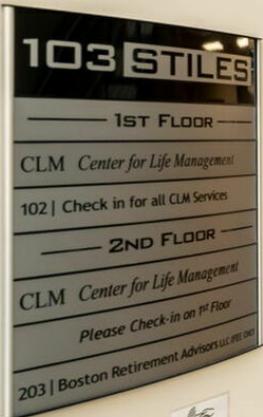
Partial User Building Opportunity

High-Growth Market

Proximity to 93

Minutes to Tuscan Village

Available For Lease or For Sale



Sale Price	<b>\$2,000,000</b>
Lease Rate	<b>NEGOTIABLE</b>

### PROPERTY OVERVIEW

This attractive two-story office building is situated in Salem's most sought-after professional office park, surrounded by beautifully landscaped grounds. The building presents a polished business image and a suburban lifestyle. Renovated in 2012, the inside exudes a modern feel. New windows have been installed as of 2026. The property is 50% leased with the first floor occupied through 2031. The second floor offers 1 vacant suite of 2,067 +/- SF. The space features a floor-to-ceiling glass conference room, a combination of open areas and private offices, restrooms, ample natural light, and high-end, finished common areas. Conveniently located less than 0.2 miles from Exit 2 off I-93 and 4 miles from the Massachusetts border, Stiles Road offers easy access. Additionally, the Manchester-Boston Regional Airport is a mere 25-minute drive away.

### OFFERING SUMMARY

Building Size:	10,496 SF
Available SF:	2,067 SF
Number of Units:	4
Year Built:	1988
Zoning:	CIB
Net Operating Income:	\$153,774



# Rent Roll

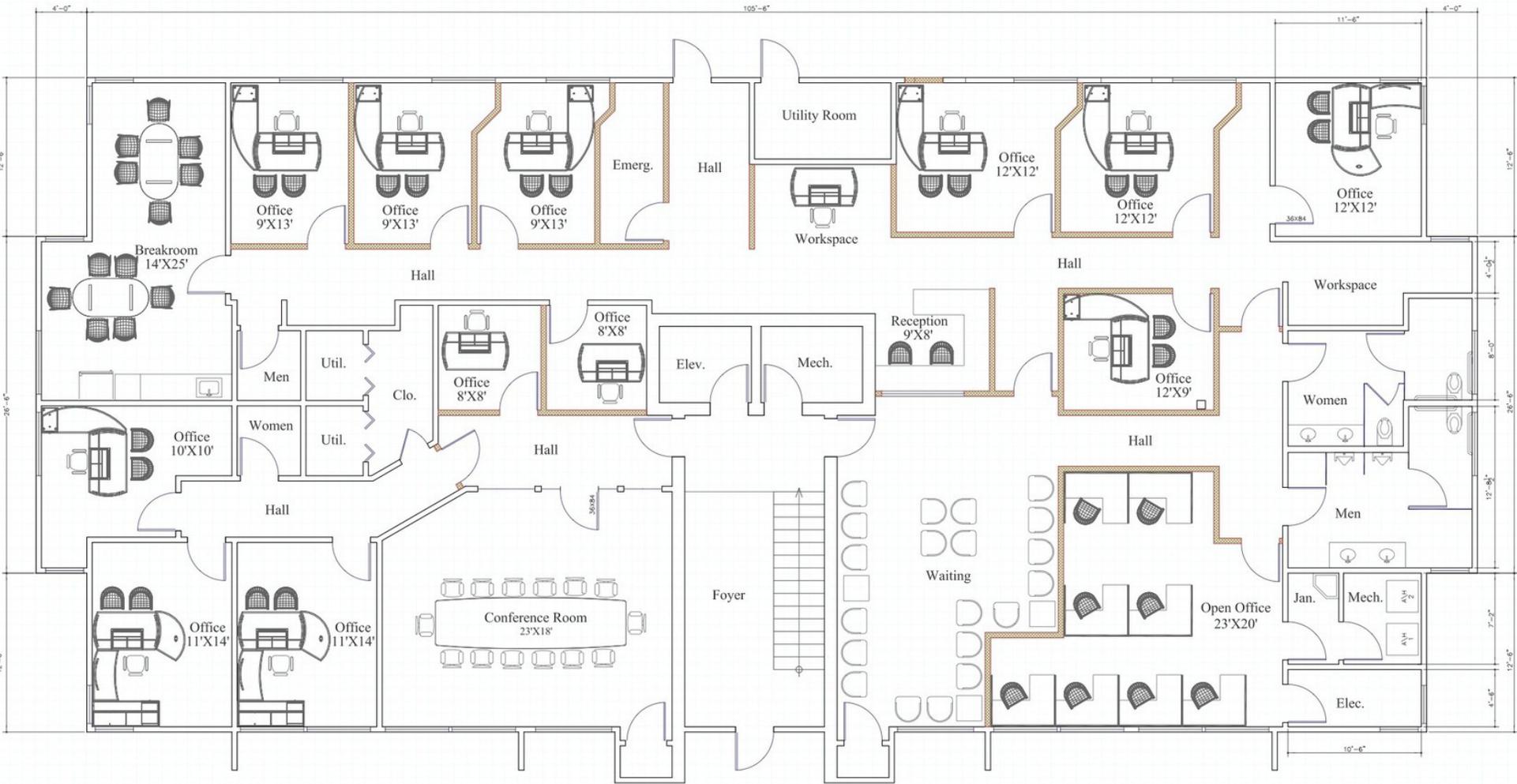
# Operating Expenses

## Expenses

Real Estate Taxes	(\$21,198)
Electricity	(\$2,851)
Property Management/Admin	(\$8,200)
Life Safety	(\$2,289)
Grounds Maintenance	(\$8,974)
Insurance	(\$3,420)
Elevator	(\$1,919)
Waste Management	(\$2,112)
Repairs & Maintenance	(\$4,841)
Water/Sewer/Fire	(\$1,076)
Pest Control	(\$344)
Comcast	(\$732)
<b>Total Operating Expenses</b>	<b>(\$57,956)</b>



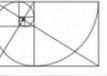
# First Floor: Suites 101



**Main Floor Plan**

SCALE: 1/4"=1'-0"

**SILVERWATCH ARCHITECTS, LLC**  
 Architecture • Engineering • Design • Land Planning  
 224 Main Street Unit 3B Salem, NH 03079  
 603.894.4590 WWW.SILVERWATCH.COM



Project Name: CLM  
 Prepared For: CLM  
 Project Address: 103 Stiles Road  
 Salem, New Hampshire  
 Sheet Title: Main Floor Plan

Drawn: JDS  
 Checked: JDS  
 Approved: EN  
 Scale: 1/4"=1'-0"  
 Date: 6/4/14  
 Project No.: SA-XX-14

Seal

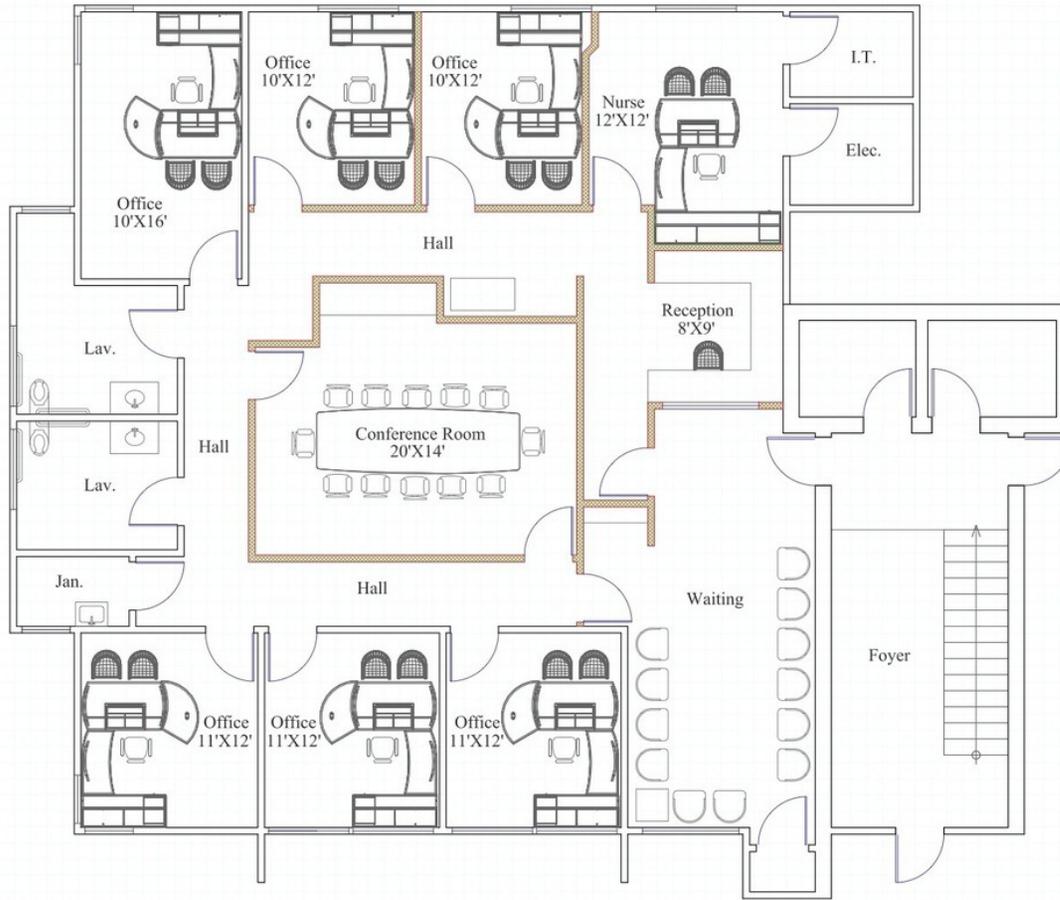
Sheet 1 of 2

**A-1**

Floor Plans: 6/4/14



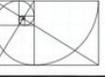
# Second Floor: Suite 201



**Second Floor Plan**

SCALE: 1/4"=1'-0"

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 224 Main Street Unit 3B Salem, NH 03079  
 603.894.4590 www.silverwatch.com



Project Name:	CLM
Prepared For:	CLM
Project Address:	103 Stiles Road Salem, New Hampshire
Sheet Title:	Main Floor Plan

Drawn:	JDS
Checked:	JDS
Approved:	EN
Scale:	XXX
Date:	1/4"=1'-0"
Project No.:	6414
	S3-XX-14



Floor Plans: 6/4/14  
 Sheet 2 of 2  
**A-2**

# MANSARD



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Sales, Leasing and Valuations

**OFFERING MEMORANDUM**