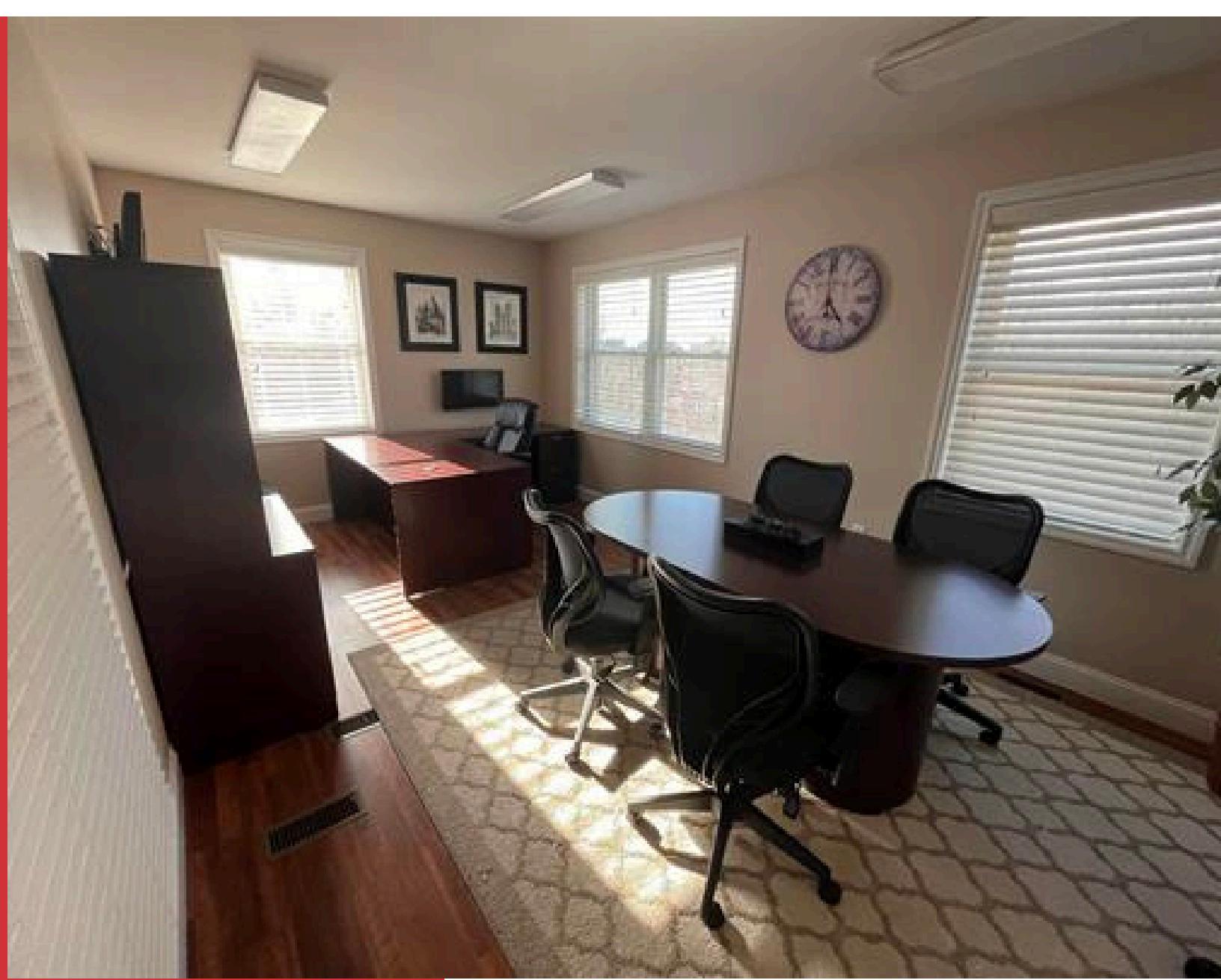




Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325 Email:
info@nainorwoodgroup.com

PORTSMOUTH:
2 Greenleaf Woods Drive,
#301, Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122 Email:
info@nainorwoodgroup.com



**PROFESSIONAL
OFFICE SPACE
FOR LEASE**

**FOR LEASE
22 BRADY DRIVE,
HUDSON, NH 03051**

2,400 +/- SF Available

NATHAN BELIVEAU-ROBINSON
(603) 345 0202
nathan@nainorwoodgroup.com

JOE ROBINSON
(603) 714 4019
jrobinson@nainorwoodgroup.com

nainorwoodgroup.com

PROPERTY INFORMATION



- **Individual Offices (100-150SF) at \$450/mo
Full Office Available For Lease at \$18 PSF Mod. Gross**

DESCRIPTION:

Are you a freelancer, entrepreneur, or small business looking for the perfect office space without the hassle of long-term commitments and overhead costs?

Look no further than 22 Brady Drive in Hudson, NH.

We're offering private, individual offices ranging from 100–150 sq. ft. for just \$450/month – utilities included! Each office is fully furnished with a desk and ready for you to move in and get to work.

This is a professional, quiet, and well-maintained building with everything you need to focus and grow your business. Whether you're meeting with clients or just need a dedicated, distraction-free workspace, these offices offer the flexibility and affordability you've been searching for.

PROPERTY FEATURES:

- All utilities – except WiFi
- Individual keypad-locked doors for each office
- Fully furnished private office (100–150 sq. ft.)
- Shared conference room on each floor – perfect for meetings, presentations, or collaborating with clients
- Kitchenette and break area access – ideal for coffee breaks and casual lunches
- Clean, shared restroom on each floor

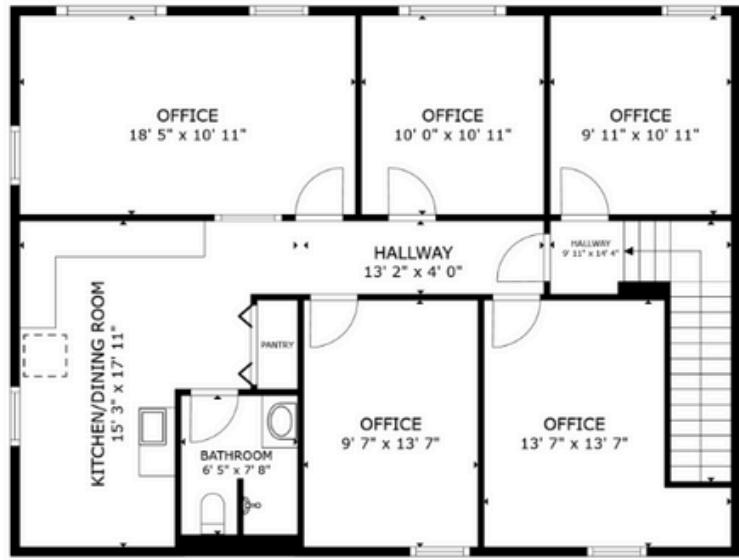
[VIRTUAL TOUR LINK](#)

FLOOR PLAN

22 BRADY DRIVE HUDSON, NH



FLOOR 1



FLOOR 2

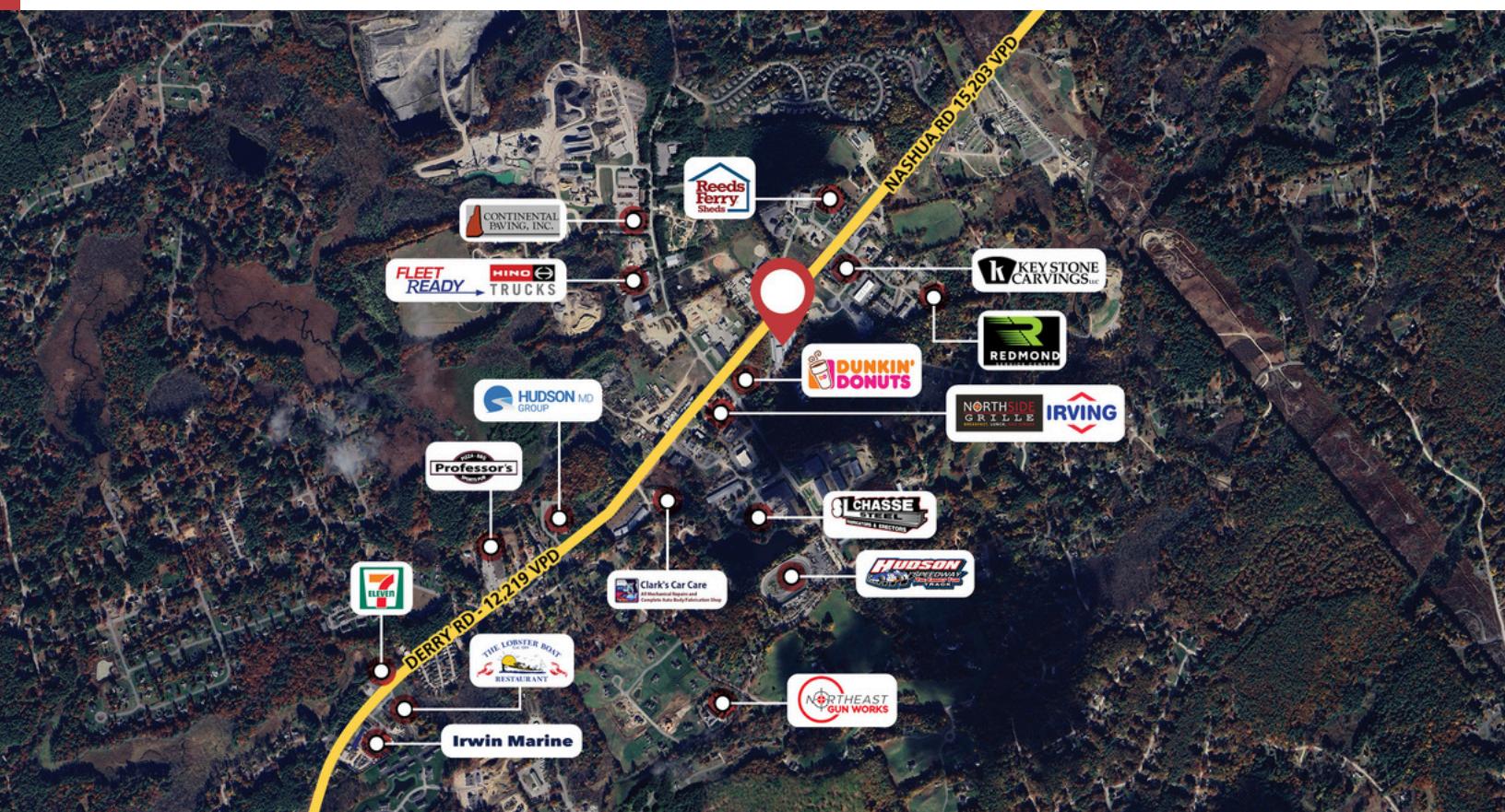
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

DEMOGRAPHICS

22 BRADY DRIVE

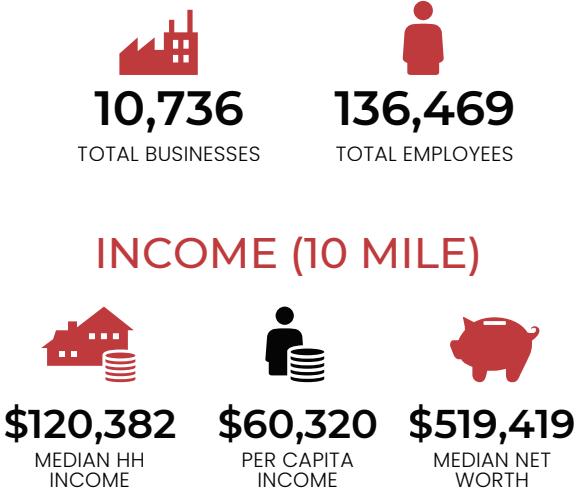
Hudson, NH 03051



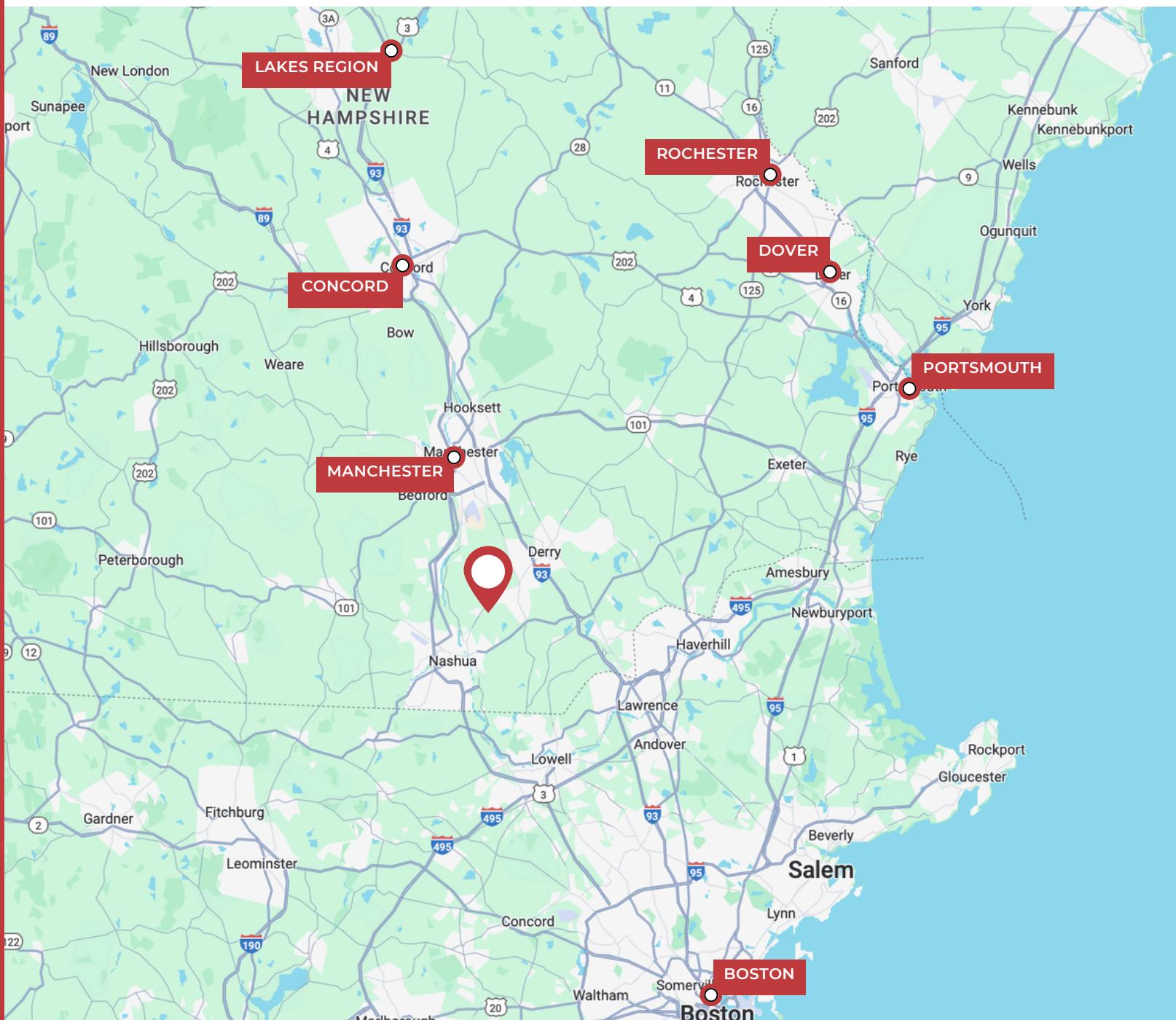
2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	7,456	70,604	223,280
Households	2,772	28,820	89,446
Families	2,154	19,454	60,895
Avg HH Size	2.69	2.43	2.48
Median Age	42.5	42.6	42.7
Median HH Income	\$160,082	\$121,139	\$120,382
Avg HH Income	\$182,552	\$147,542	\$150,127

BUSINESSES (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	24 mins	Lakes Region, NH	54 mins
Concord, NH	38 mins	Dover, NH	1 hr 7 mins
Boston, MA	54 mins	Portsmouth, NH	1 h 1 min

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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