

# Wellness Co-Working

88 Nashua Road #A 1, Londonderry, NH 03053

FOR LEASE

Property Summary



## Property Description

Looking for a polished, professional space that reflects the care you bring to your work? Located in a freshly renovated office suite, four private rooms are now available for lease, ideal for wellness providers, healthcare practitioners, or independent professionals. Each office is move-in ready, with updated finishes and calming natural light, offering a welcoming environment for both clients and colleagues.

Tenants enjoy shared access to a comfortable reception area, kitchen, and ADA-compliant restrooms. Lease terms are flexible and all-inclusive—utilities and shared expenses are covered under a simple gross lease. Whether you're a solo practitioner or part of a small team, this setup supports both privacy and collaboration in equal measure.

Set within a quiet, well-maintained professional building along Route 102, this location offers high visibility, great parking, and quick access to I-93 (Exit 4). It's a space designed to support your growth—whether you're just getting started or looking to expand in one of southern New Hampshire's most active commercial corridors.

## 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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