



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR SALE OR LEASE

MEDICAL OFFICE SUITE

EXIT 2 SALEM NH



32 STILES ROAD SALEM NH



Exit 2 Interstate 93 is 800 yards away from the parking lot entrance

32 Stiles Road is a 2 story, 23,713 SF medical office condominium building.

Unit 102 is 3,200 Rentable SF and is being offered for sale or lease.

The space was totally redeveloped in 2021. New systems (HVAC, electrical, plumbing), interior, ceilings, lighting, doors and hardware and the unit is ADA compliant. There is a 530 SF component that is separately subleased to a pharmacy on a Tenant at Will basis.



RECEPTION

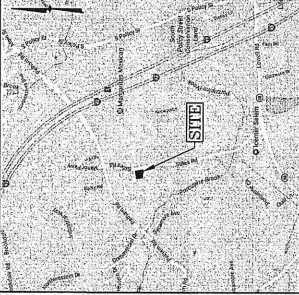


EXAM ROOM

PLAN REFERENCES:

- 1) SUBDIVISION PLAN OF AND SALEM
RECORDED AS PLAN D-11433
PREPARED BY RONALD E. BURD, INC.
RECORDED AS PLAN D-11433
- 2) "SITE DEVELOPMENT PLAN FOR SALEM
ROAD SALEM, NH" PREPARED BY
PROFESSIONAL PARK TRUST STILES
AS PLAN D-11433
DATED MARCH 15, 1983 RECORDED
AS PLAN D-11433

32 STILES ROAD SALEM NH

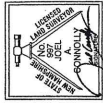


LOCATION MAP
(NOT TO SCALE)

NOTES:
1) ZONE: COMMERCIAL/INDUSTRIAL B DISTRICT (C1-B)
2) LOT: 105
3) SETBACKS:
FRONT: 20 FT.
SIDE: 20 FT.
REAR: 20 FT.
4) REFER TO THE TOWN OF SALEM ZONING ORDINANCE FOR VERIFICATION
5) SHOW HEREAS IS CLOSED AND THE ZONING INFORMATION
6) A ZONING REPORT OR LETTER WAS NOT PROVIDED AT THE TIME OF THIS
SURVEY.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT THIS PLAN IS THE
RESULT OF AN ACTUAL SURVEY PERFORMED ON
THE GROUND BETWEEN OCTOBER 2017 &
NOVEMBER 2018. I AM A REGISTERED
PROFESSIONAL ENGINEER AND I AM NOT AWARE
OF ANY ERROR OF CLOSURE OF NOT MORE THAN ONE
PART IN TEN THOUSAND.



DAVID M. CONNOLLY, L.S. 997
DATE: 8/18/2019

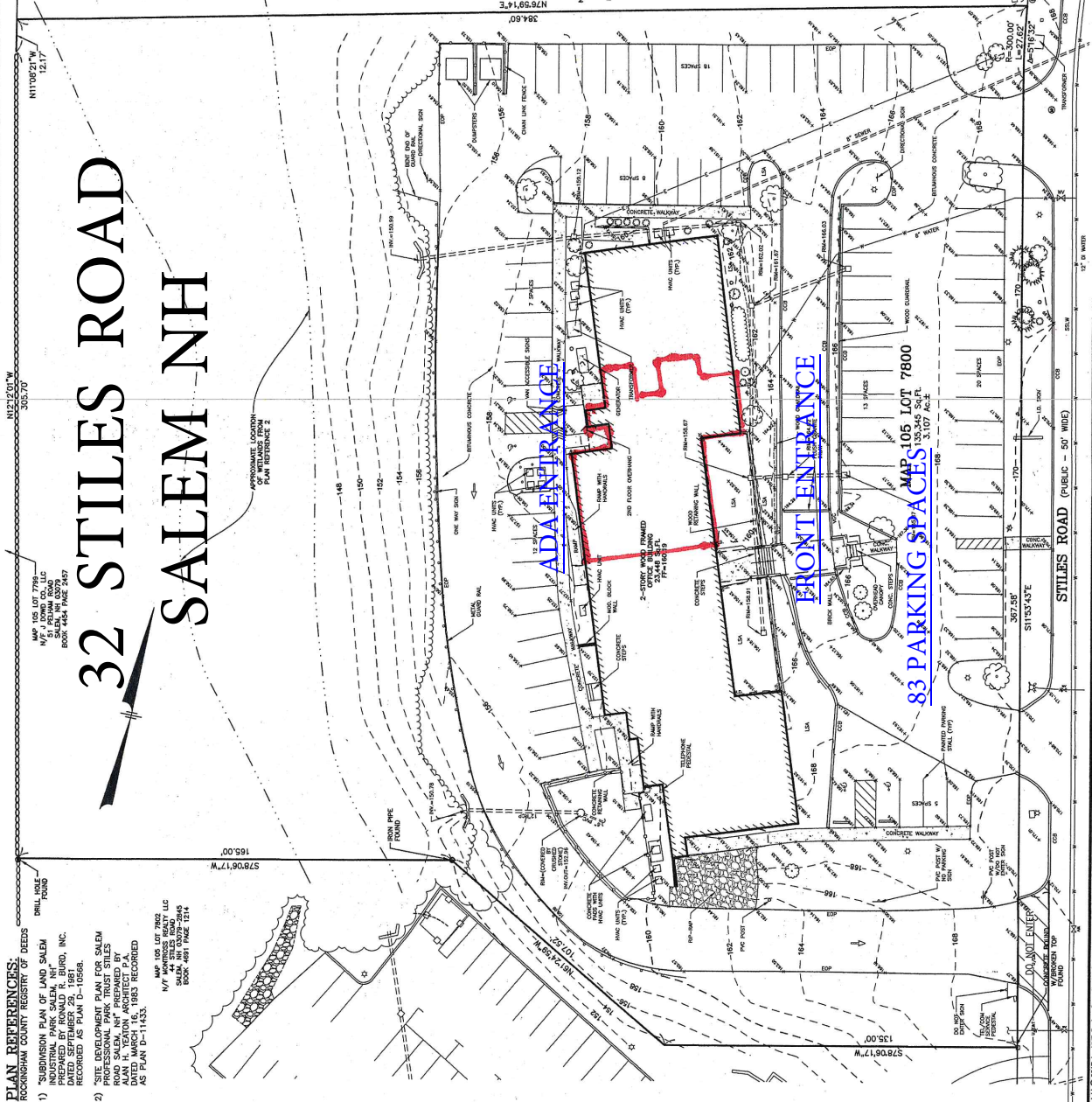
MAP 105 LOT 7800
12.24 STILES ROAD
SALEM, NH 03079
BOOK 4891 PAGE 1214

LEGEND

- SLOPED GRANITE CURB
- VERTICAL GRANITE CURB
- OPEN CDD BERM
- UNDERGROUND TELEPHONE
- CHAIN LINK FENCE
- CONTOUR ELEVATION
- SPOT ELEVATION
- TRAIL POLE
- OUT WIRE
- OVERHEAD WIRE
- PULL BOX
- SON
- STORMING WELL
- MANHOLE
- SEWER MANHOLE
- MANHOLE
- WATER VALVE
- WATER SHUT OFF
- WATER SHUT OFF
- ROUND
- WIRE
- ELECTRIC METER

OWNER OF RECORD:

SALEM PROFESSIONAL
PARK TRUST STILES
SALEM, NH 03079
BOOK 2488 PAGE 268



AS-BUILT CONDITIONS PLAN

SALEM PROPERTY MAP 105 - LOT 7800
PROPERTY ADDRESS - 32 STILES ROAD

PREPARED FOR:
HAMMON PROPERTY INVESTMENTS
23 STILES ROAD
SALEM, NH 03079
Greenman-Pedersen, Inc.
44 Stiles Road
Salem, NH 03079
Suite One
603.893.0720
GPI.NET.COM



SCALE: 1"=20'



OWNER OF RECORD:
SALEM PROFESSIONAL
PARK TRUST STILES
SALEM, NH 03079
BOOK 2488 PAGE 268

DATE: AUGUST 8, 2019

SALEM PLANNING BOARD
AERODROM

ZONE: COMMERCIAL/INDUSTRIAL B (C1-B)

DESIGNED BY: DMM/CON

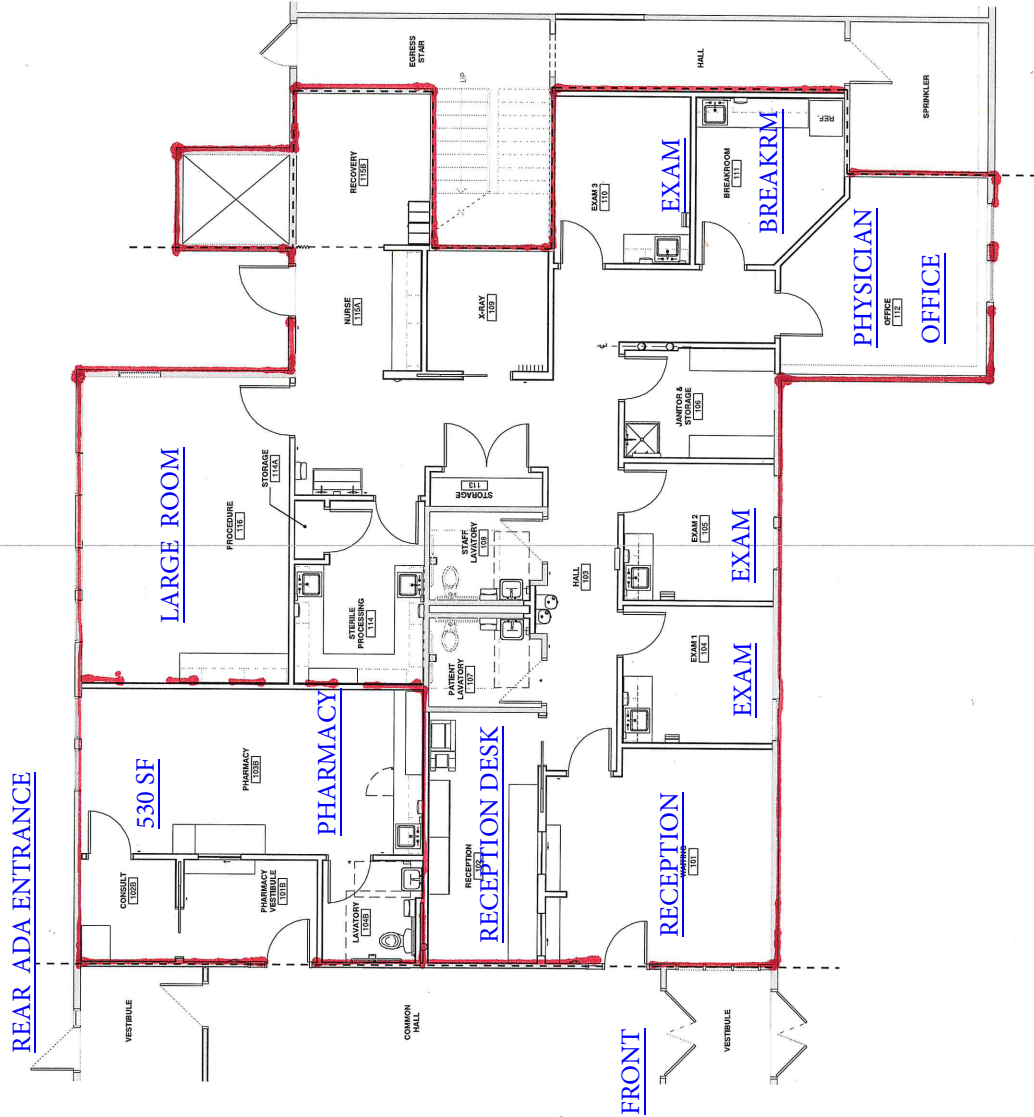
DATE: 8/18/19

PROJECT NO.: 415317

SHEET NO.: 2 OF 5

32 STILES ROAD UNIT 201

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- GENERAL PLAN NOTES**
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 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- FLOOR PLAN LEGEND**
- 1. DOOR TO THE LEFT
 - 2. WINDOW TO THE RIGHT
 - 3. ACCESSORY TAG SEE
 - 4. ACCESSORY TAG SEE
 - 5. ACCESSORY TAG SEE
 - 6. ACCESSORY TAG SEE
 - 7. ACCESSORY TAG SEE
 - 8. ACCESSORY TAG SEE
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 - 17. ACCESSORY TAG SEE
 - 18. ACCESSORY TAG SEE
 - 19. ACCESSORY TAG SEE
 - 20. ACCESSORY TAG SEE
- FLOOR PLAN KEYNOTES**
- 1. NEW CONSTRUCTION
 - 2. EXISTING CONSTRUCTION
 - 3. NEW DOOR
 - 4. EXISTING DOOR

WARREN STREET ARCHITECTS
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ADA BATHROOM(S)



LARGE OPEN ROOM

Unit 102 For Lease or Sale

3,200 Rentable/Gross SF, Unit SF subject to measurement in the fall of 2026

- Three examination rooms, other rooms readily convertible to additional exam rooms
- HVAC: A Daikin Variable Refrigerant Flow (VRF) system, four units/zones which have Energy Recovery Ventilator (ERV) makeup air providing custom temperature control for the space.

PARKING: 3.54/1,000 SF

CONDOMINIUM ASSOCIATION: Capital improvements include; Insulated attic, sprinkler system (wet), ADA compliance, courtyard imp. and new siding

LEASE: \$20.00 SF NNN plus \$4.00 SF CAM \$1.54 SF RE Taxes* Net electric

SALE: \$800,000

COMMENTS: Floor & unit to be measured and individual condominium units to be created with the condominium documents to be amended to reflect new SF.

*The RE Taxes are the current \$'s/SF for the entire 1st floor

CONTACT: Christopher B. Goodnow GoodnowMIT@gmail.com (603) 490-4366

All information presented is made without representation or warranty and prospective parties are responsible for independently verifying same.