



For Lease

# Two-Story Medical Office

## Andrew Robbins

Senior Associate  
+1 857 366 1891  
andrew.robbs@colliers.com

## Hugo F. Overdeput, CCIM

Vice President  
+1 603 560 2764  
hugo.overdeput@colliers.com

Property owned & managed by

**welltower**



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliers.com

## 31 Stiles Road Salem, NH

### Property Highlights

- 1st and 2nd floor medical office space is available for lease
- 1,097± is available on the 1st floor
- Up to 4,302± SF is contiguous on the 2nd floor
- Join tenants such as Optima Dermatology, Parkland Urgent Care, Salem Radiology, and Lahey Oncology and Hematology
- Excellent location off Exit 2, I-93, at the lighted intersection of Stiles and Pelham Roads in the Salem professional hub



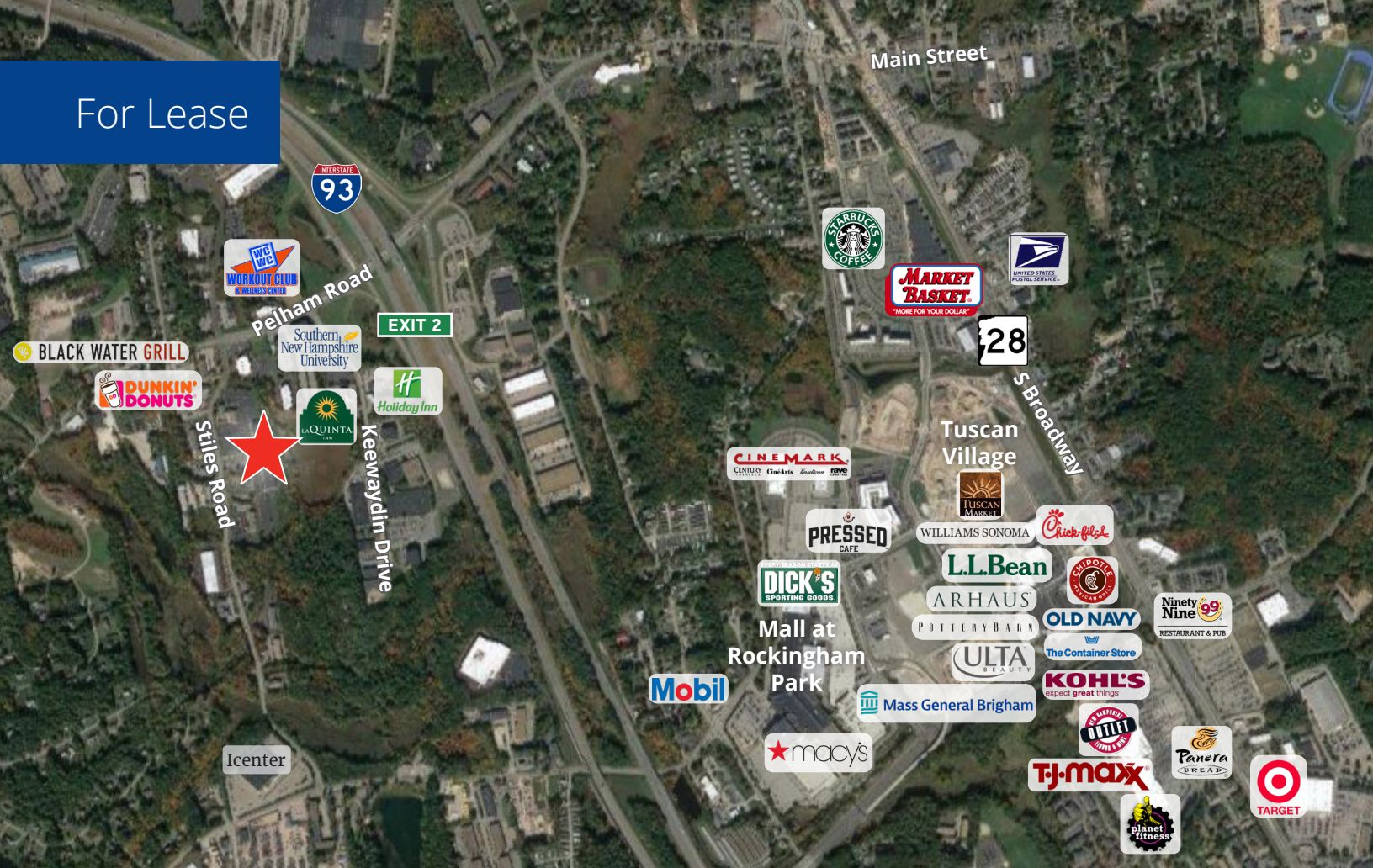
## Scan or click here

*for detailed suite floor plans and virtual tours*

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.



For Lease



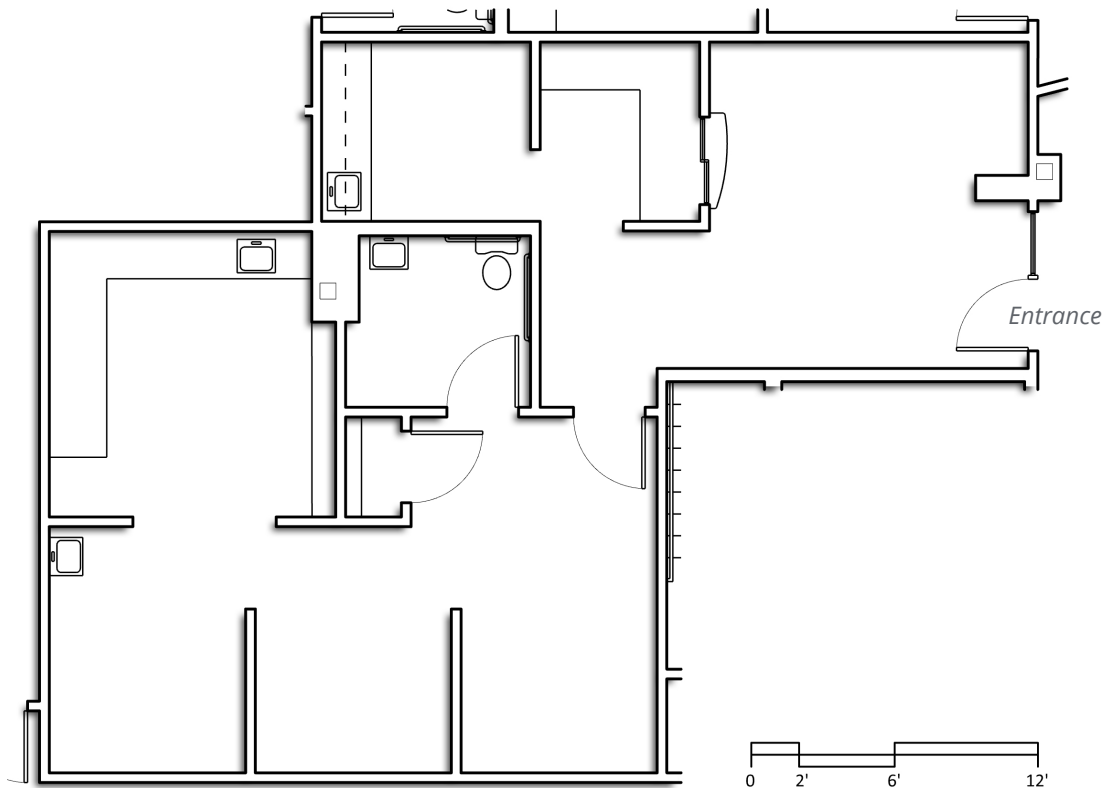
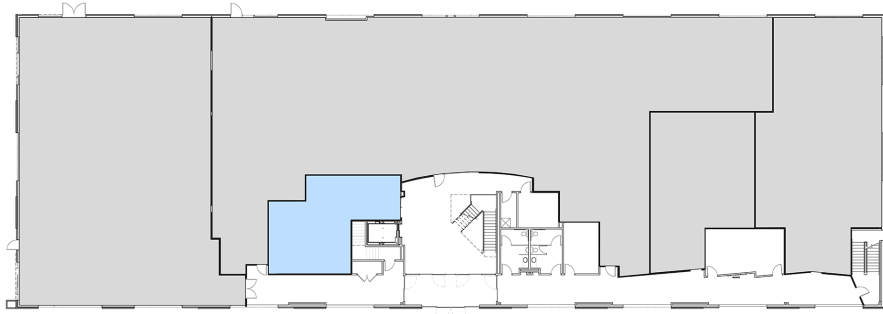
## Specifications

Address:	31 Stiles Road
Location:	Salem, NH 03079
Building Type:	Medical
Year Built:	2013
Total Building SF:	50,456±
1st Floor Available SF:	Suite 1300: 1,097±
2nd Floor Available SF:	Suite 2200: 2,590± Suite 2300: 1,712± Contiguous: 4,302±
Utilities:	Public water & sewer Forced hot air
Zoning:	Commercial
Parking:	75 on-site
Elevator:	Yes
2022 Est NNN Expenses:	\$8.87 PSF
Lease Rate:	Call Broker for details



Colliers | 175 Canal Street, Suite 401, Manchester, NH 03101  
+1 603 623 0100 | colliers.com

# Suite 1300 Floor Plan



EXISTING PLAN

SUITE 1300  
07.11.23

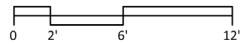
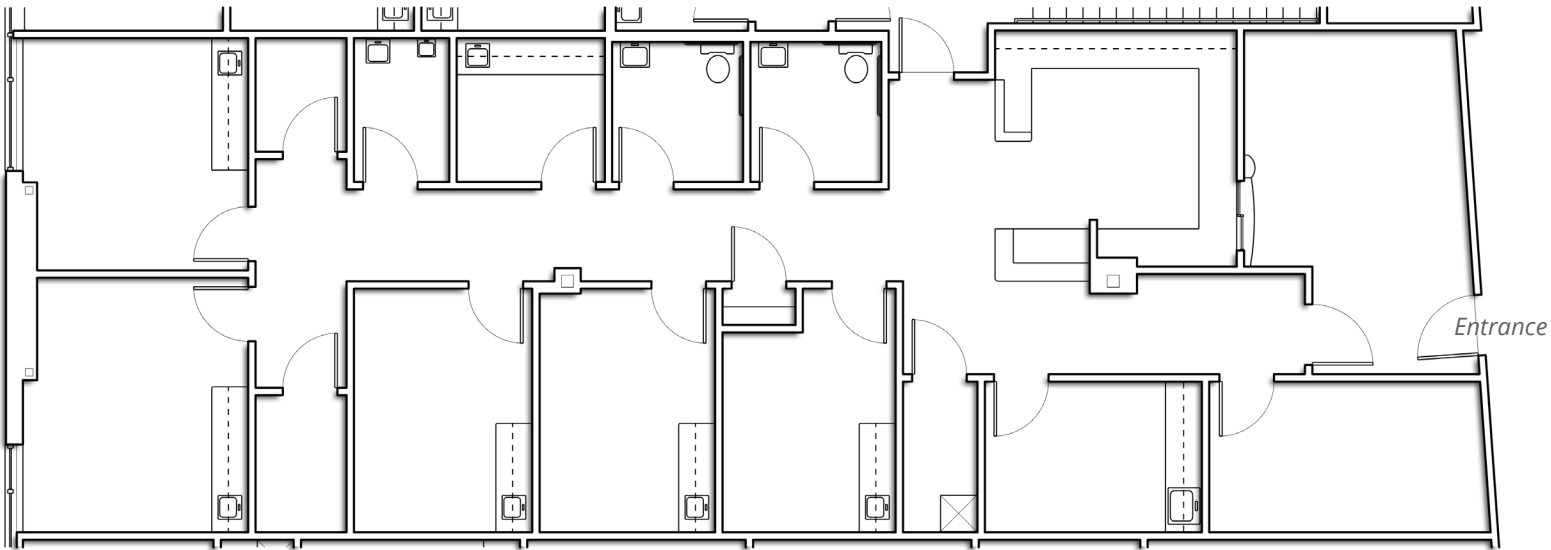
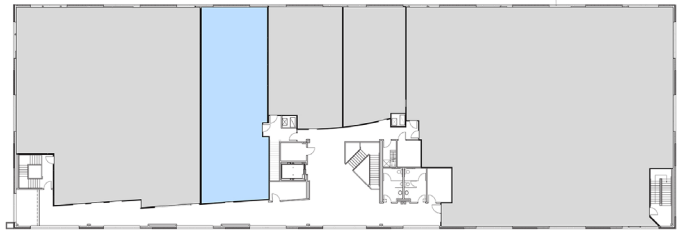
HCA NEW HAMPSHIRE  
31 STILES ROAD  
SALEM, NH 03079

NOTE: THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION AND CLIENT, TENANT, AND GOVERNMENTAL AGENCY APPROVALS. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY WELLTOWER.

WELLTOWER  
550 HERITAGE DR. #200  
JUPITER FL 33458  
561.626.1800



# Suite 2200 Floor Plan



EXISTING PLAN

SUITE 2200  
07.11.23

HCA NEW HAMPSHIRE  
31 STILES ROAD  
SALEM, NH 03079

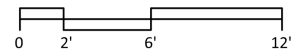
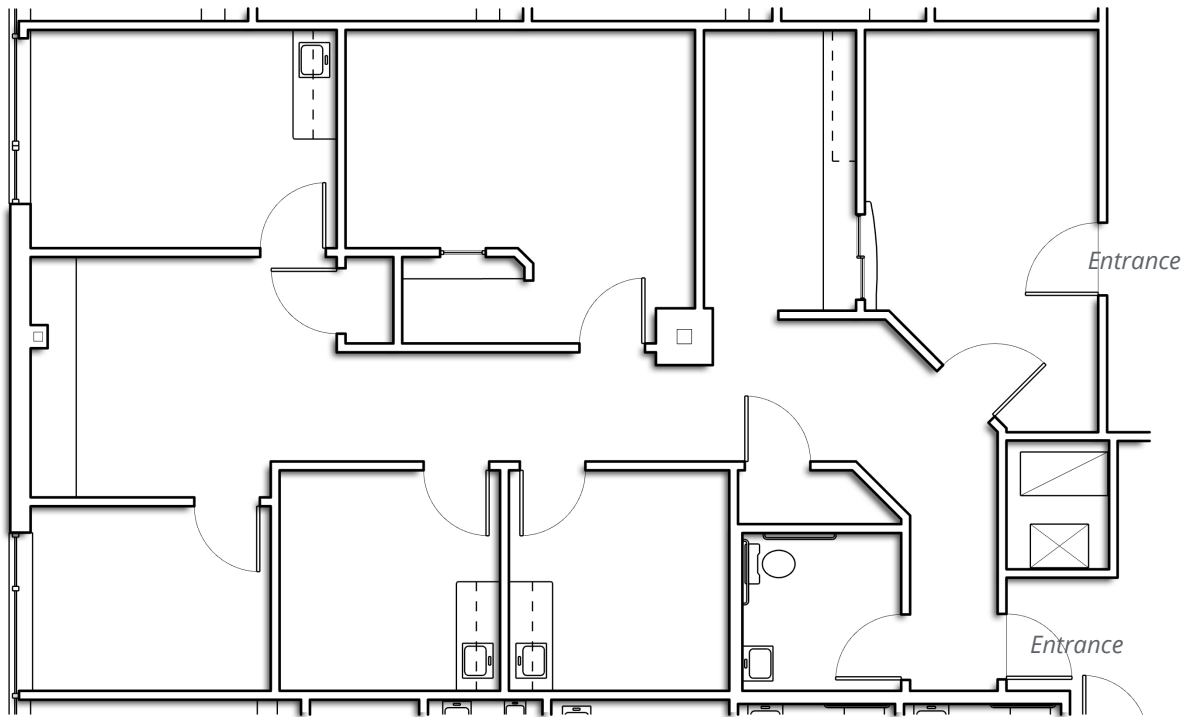
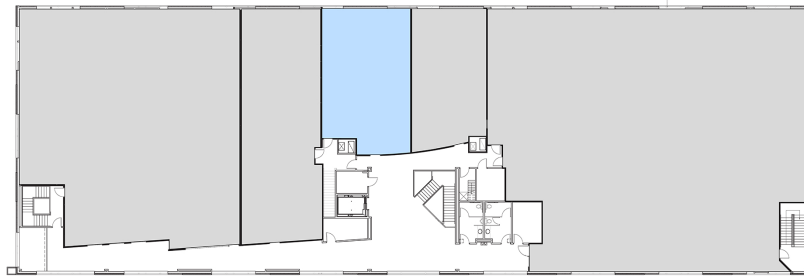
NOTE: THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION AND CLIENT, TENANT, AND GOVERNMENTAL AGENCY APPROVALS. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY WELLTOWER.

WELLTOWER  
550 HERITAGE DR. #200  
JUPITER FL 33458  
561.626.1800





# Suite 2300 Floor Plan



EXISTING PLAN

SUITE 2300  
07.11.23

HCA NEW HAMPSHIRE  
31 STILES ROAD  
SALEM, NH 03079

NOTE: THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER VERIFICATION AND CLIENT, TENANT, AND GOVERNMENTAL AGENCY APPROVALS. NO WARRANTIES OR GUARANTIES OF ANY KIND ARE GIVEN OR IMPLIED BY WELLTOWER.

WELLTOWER  
550 HERITAGE DR. #200  
JUPITER FL 33458  
561.626.1800

