



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, 23,500 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 600 SF component that is separately subleased to a pharmacy on a Tenant at Will basis.



RECEPTION

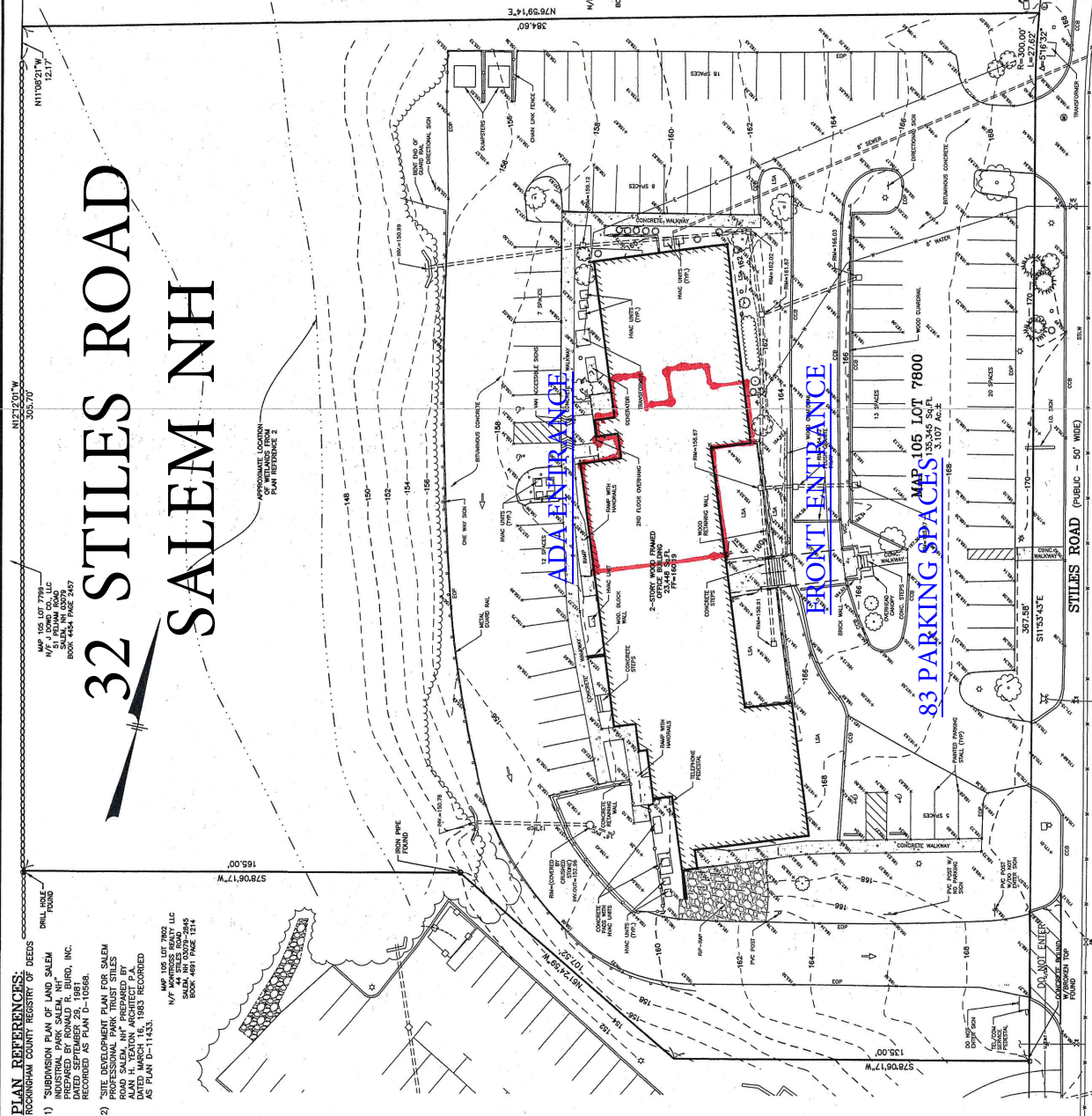


EXAM ROOM

PLAN REFERENCES:

- 1) "INDUSTRIAL PLAN OF LAND SALEM
"INDUSTRIAL PARK SALEM, NH"
PREPARED BY RONALD R. BURD, INC.
DATED SEPTEMBER 28, 1981
RECORDED AS PLAN D-10568.
- 2) "SITE DEVELOPMENT PLAN FOR SALEM
"PROFESSIONAL PARK TRUST STILES
LAND SALEM, NH" PREPARED BY
ALAN H. YEATON ARCHITECT P.A.
DATED MARCH 16, 1983 RECORDED
AS PLAN D-11433.

MAP 105 LOT 7802
N/F MONTROSS REALTY LLC
44 STILES ROAD
SALEM, NH 03079--2845
BOOK 4691 PAGE 1214



ENGINEER'S CERTIFICATION:

I CERTIFY THAT THE LOCATION OF THE SITE IMPROVEMENTS INCLUDING GRADING, UTILITIES, DRAINAGE, AND SIGNAGE HAVE BEEN INSTALLED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SITE PLAN. IT APPEARS FROM POST-CONSTRUCTION OBSERVATION BY THIS OFFICE THE PROJECT CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE FOLLOWING DISCREPANCIES FROM THE APPROVED SITE PLAN HAVE BEEN OBSERVED:

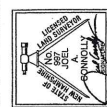
1. STOP SIGN NOT INSTALLED AT SOUTH ENTRANCE.

I CERTIFY THAT THE IMPROVEMENTS AS CONSTRUCTED MEET THE DESIGN INTENT AND SHOULD FUNCTION AS DESIGNED.

REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS
PERFORMED BY ME OR THOSE UNDER MY DIRECT
SUPERVISION AND THAT THIS PLAN IS THE
RESULT OF AN ACTUAL SURVEY PERFORMED ON
THE GROUND BETWEEN OCTOBER 2017 &
JANUARY 2018 AND JULY 8, 2019 AND HAS AN
ERROR OF CLOSURE OF NOT MORE THAN ONE
PART IN TEN THOUSAND.

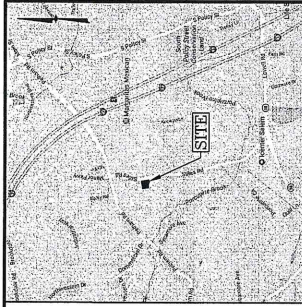


DELA A. CONNOLLY, ILS 997 DATE 8/8/2019

NOTES:

- | | |
|------------------|--|
| 1) ZONE: | COMMERCIAL/INDUSTRIAL B DISTRICT (C1-B) |
| 2) LOT: | N/A |
| 3) LOT AREA: | 20 FL |
| 4) LOT FRONTAGE: | 20 FL |
| 5) SETBACKS: | FRONT: 20 FL
SIDE: 20 FL
REAR: 20 FL |
- REFER TO THE TOWN OF SALEM ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION IS BASED ON A REVIEW OF THE SALEM ZONING ORDINANCE. A ZONING RECORD OR LETTER WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.
- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN OCTOBER 2017 AND JANUARY 2018 AND PRIOR SURVEY BY THIS OFFICE.

LOCATION MAP



FRONT ENTRANCE

MAP 105 LOT 7800
135,345 Sq.Ft.
3,107 Ac.

OWNER OF RECORD:
MAR 105 10T 2800

SALEM PROFESSIONAL
PARK WEST CONDOMINIUM
32 STILES ROAD
SALEM, NH 03079
BOOK 2438 PAGE 258

LEGEND	
	SLOPED GRANITE CURB
	FLAT GRANITE CURB
	GAS LINE
	UNDERGROUND TELEPHONE
	WATER LINE
	CHALK LINE FENCE
	SPOT ELEVATION
	TREE
	UTILITY POLE
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REVISIONS

BUILT CONDITIONS PLAN

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

PREPARED FOR:
HANNON PROPERTY INVESTMENTS

23 STILES ROAD
SALEM, NH 03079
Formerly Greenman-Pe



3.0720 GPINET.COM Salem, NH 03025
DATE: AUGUST 11, 2011

OWNER OF RECORD	SALEM PUBLIC
SALEM PROFESSIONAL	AE

PARK WEST CONDOMINIUM
32 STILES ROAD
SALEM, NH 03079

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PROPERTY ORIGINATOR	DRG. NO./L	PROJECT NO.
CCC/DRJ	4153ABWS.dwg	415317

THE PROPOSED DESIGN DEPICTED HEREIN, INCLUDING DRAWINGS AND PROJECT SPECIFICATIONS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH FG HEALTHCARE GUIDELINES, A REQUIREMENT OF NEW HAMPSHIRE DEPARTMENT OF HEALTH AND HUMAN SERVICES TO INSURE LICENSING REQUIREMENTS AND MEDICAID REIMBURSEMENT GUIDELINES.

This floor plan illustrates a medical suite layout. The suite is bounded by a red line, with a 'FRONT' entrance at the bottom. Key areas include:

- Large Room (600 SF):** A large open area on the left side.
- Pharmacy:** Located in the center-left, containing a 'CONSULT' room (10x25), 'PHARMACY' (10x20), 'PHARMACY' (10x20), 'STERILE PROCESSING' (10x15), and 'STORAGE' (10x15).
- Reception:** A 'RECEPTION' area (10x20) is located near the front entrance.
- Exam Rooms:** Three exam rooms are located on the right side, labeled 'EXAM 1' (10x15), 'EXAM 2' (10x15), and 'EXAM 3' (10x15).
- Breakroom:** A 'BREAKROOM' (10x15) is located near the top right.
- Physician Office:** A 'PHYSICIAN OFFICE' (10x15) is located near the top right.
- Other Rooms:** The plan also shows a 'NURSE' station (10x15), 'RECOVERY' (10x15), 'XRAY' (10x15), 'JANITORIA' (10x15), 'STAFF LAVATORY' (10x15), 'PAINWAY LAVATORY' (10x15), 'HALL' (10x15), 'VESTIBULE', 'COMMON HALL', 'EGRESS STAIR', and 'SPRINKLER'.

OFFICE

GENERAL PLAN NOTES

1. ARCHITECTURAL DATUMS = 100.0'. THE ARCHITECTURAL DATUMS ARE INDEPENDENT OF ELEVATIONS SHOWN ON THE CAD DRAWINGS. SEE CAD DRAWINGS FOR CORRESPONDING DATUM IN HEIGHT ABOVE SEA LEVEL.
2. ALL DIMENSIONS AT NEW WALLS ARE:
OUTSIDE FACE OF STUO. FACE OF CONCRETE
LINE OF FINISHING OR CENTER OF ITEM.
UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FINISH FACE OF WALL.
3. DO NOT SCALE DRAWINGS. CONTACT ARCHITECT FOR ANY DISCREPANCY PRIOR TO COMMENCING WITH ANY WORK.
VERIFY FIELD CONDITIONS PRIOR TO THE WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

[illegible]

FLOOR PLAN LEGEND

DOOR TAG, SEE
WINDOW TAG, SEE
WINDOW SCHEDULE
ACCESSORY TAG, SEE
ACCESSORY TYPES &
INTERIOR ELEVATIONS
KEYNOTE, SEE FLOOR PLAN
KEYNOTE LEGEND

NEW CONSTRUCTION

EXISTING CONSTRUCTION

NEW DOOR

EXISTING D

FLOOR PLAN KEYNOTES

103

10

10

10

5

10

10

10



ADA BATHROOM(S)



LARGE OPEN ROOM

Unit 102 For Lease or Purchase

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: \$18.00 SF NNN plus \$4.00 SF CAM \$1.54 SF RE Taxes* Net electric

SALE: \$800,000

COMMENTS: - 1st mortgage Seller financing available for qualified buyers
 - 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

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