



**FOR
SALE**

**Medical or
Professional
Office**

10,496 SF

103 Stiles Road
Salem, New Hampshire

- ADA Accessible
- Built in 1988
- Rapid Access to 93

OFFERING MEMORANDUM

103 STILES ROAD
SALEM, NH 03079

MANSARD 

Executive Summary

INVESTMENT HIGHLIGHTS

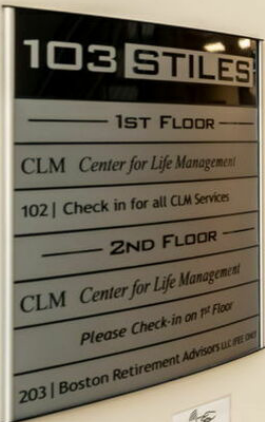
Partial User Building Opportunity

High-Growth Market

Proximity to 93

Minutes to Tuscan Village

Available For Lease or For Sale



Sale Price	\$2,000,000
Lease Rate	\$18.00 SF/YR

PROPERTY OVERVIEW

This attractive two-story office building is situated in Salem's most sought-after professional office park, surrounded by beautifully landscaped grounds. The building presents a polished business image and a suburban lifestyle. Renovated in 2012, the inside exudes a modern feel. New windows have been installed as of 2026. The property is 50% leased with the first floor occupied through 2031. The second floor offers 1 vacant suite of 2,067 +/- SF. The space features a floor-to-ceiling glass conference room, a combination of open areas and private offices, restrooms, ample natural light, and high-end, finished common areas. Conveniently located less than 0.2 miles from Exit 2 off I-93 and 4 miles from the Massachusetts border, Stiles Road offers easy access. Additionally, the Manchester-Boston Regional Airport is a mere 25-minute drive away.

OFFERING SUMMARY

Building Size:	10,496 SF
Available SF:	2,067 SF
Number of Units:	4
Year Built:	1988
Zoning:	CIB
Net Operating Income:	\$153,774



Income & Expenses

Suite	Tenant SF	SF	Base Rent	Start-	End	Rent	Annual Increase	Terms	Renewal Option(s)
101	Trailhead	5,196	\$88,332	3/1/2026	4/30/2031	\$17.00	3.0%	NN	1 x 5 YR w/ 3% Increases
201	CLM	2,338	\$51,600	3/1/2026	2/28/2027	\$22.07		NN	
202	CLM	602	\$13,286	3/1/2026	2/28/2027	\$22.07		NN	
203	Vacant	2,067	-		-	-	-	-	-

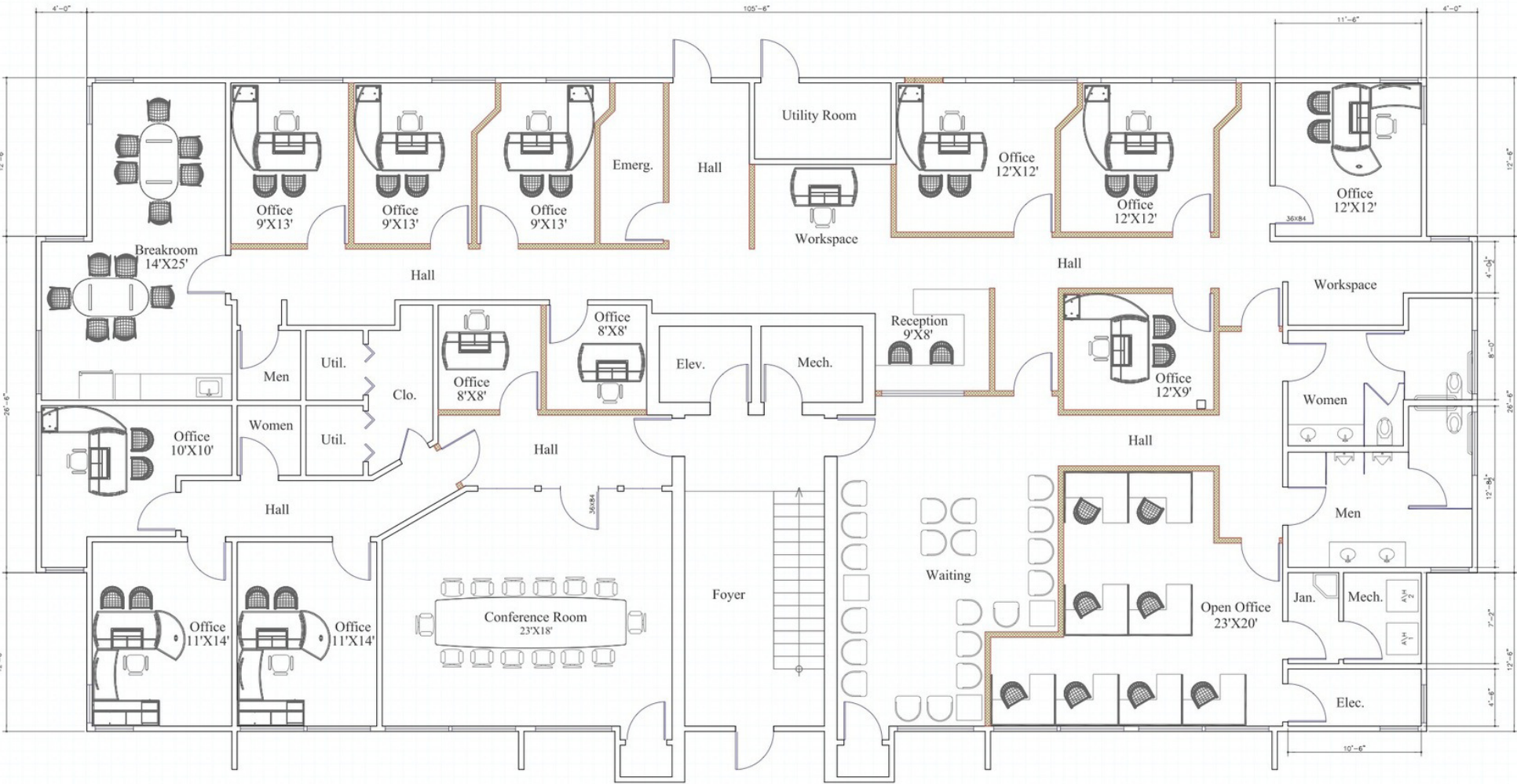
Base Rent **\$153,218**

Operating Expenses (2025)

Real Estate Taxes	\$22,783	
Water & Sewer	\$1,215	
Electricity	\$1,655	
Property Management	\$5,100	
Landscaping & Snow Removal	\$3,852	
Property Insurance	\$4,092	
Elevator	\$641	
Waste Management	\$2,281	
Repairs & Maintenance	\$5,254	
Life Safety	\$1,387	
Comcast	\$876	
Pest Control	\$828	
Admin	\$5,100	
Total	\$55,064	(Reimbursable by Tenants)

Net Operating Income **\$153,218**

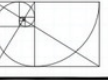
First Floor: Suites 101



Main Floor Plan

SCALE: 1/4"=1'-0"

SILVERWATCH ARCHITECTS, LLC
 Architecture • Engineering • Design • Land Planning
 224 Main Street Unit 3B Salem, NH 03079
 603.894.4590 WWW.SILVERWATCH.COM



Project Name: CLM
 Prepared For: CLM
 Project Address: 103 Stiles Road
 Salem, New Hampshire
 Sheet Title: Main Floor Plan

Drawn: JDS
 Checked: JDS
 Approved: EN
 Scale: 1/4"=1'-0"
 Date: 6/4/14
 Project No.: SA-XX-14

Scale

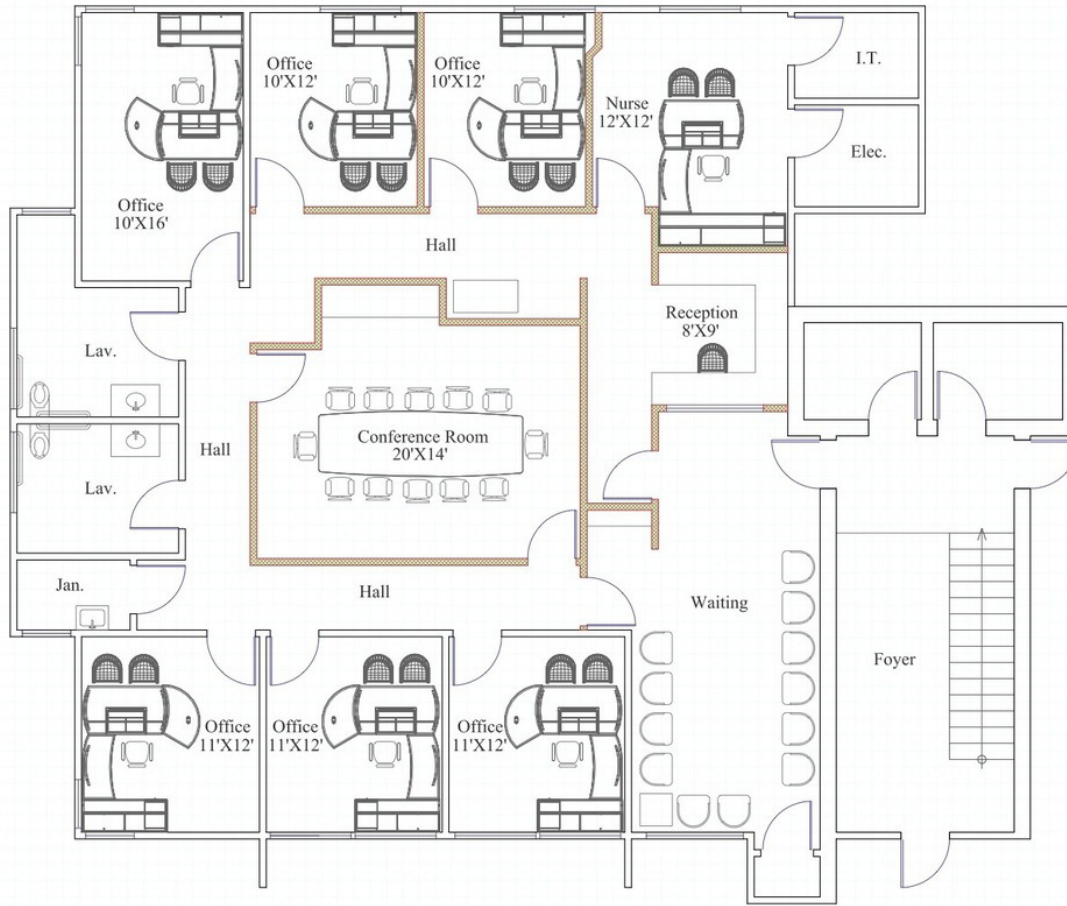
Sheet 1 of 2

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Floor Plans: 6/4/14



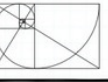
Second Floor: Suite 201



Second Floor Plan

SCALE: 1/4"=1'-0"

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Date:	1/4"=1'-0"
Project No.:	6414
	S3-XX-14



Sheet 2 of 2

A-2

Floor Plans: 6/4/14

2,067 +/- RSF Vacant Suite 203



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Our Services Offered:
Sales, Leasing and Valuations

OFFERING MEMORANDUM