

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Medical Office Space For Lease 1,495 Sq. Ft. Cypress Medical Park

30 Canton Street Unit 12, Manchester, NH 03103

Exclusively Represented By:

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OFFERING MEMORANDUM

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Executive Summary



Offering Summary

Price PSF	\$23 Gross
Occupancy	null%
Construction Type	Wood Frame

Property Overview

This is a rare opportunity to Lease this Medical Office Condominium. Conveniently located adjacent to Elliot Hospital. This 1,495 sq ft space is currently fit-up as a dental surgical facility. The Landlord is would lease this space turn-key with all of the current dental furniture in place for a tenants use. The Landlord would also be willing to entertain a Lease with purchase option.

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Property Description



Location Description

The property's proximity to Elliot Hospital and Cypress Street places it in a highly sought-after urban area, offering tenants convenient access to essential healthcare services. The nearby urban environment, complemented by local amenities and attractions, creates an appealing setting for Medical office tenants. Located just steps away from Elliot Hospital in the well-regarded Cypress Medical Park, 30 Canton Street offers a highly desirable and versatile urban location for medical office use. Currently configured to maximize the space, the layout features a dedicated waiting and reception area, two bathrooms, and five patient exam room/offices, making it highly adaptable for a Medical, dental practice or periodontic clinic. Positioned alongside established specialty healthcare providers servicing Elliot Hospital and the Greater Southern New Hampshire market. The property is easily accessible from major thoroughfares like Route 3 and I-293.

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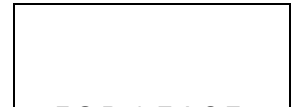
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Additional Photos



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Location Information

Section 1

Regional Map



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Location Map



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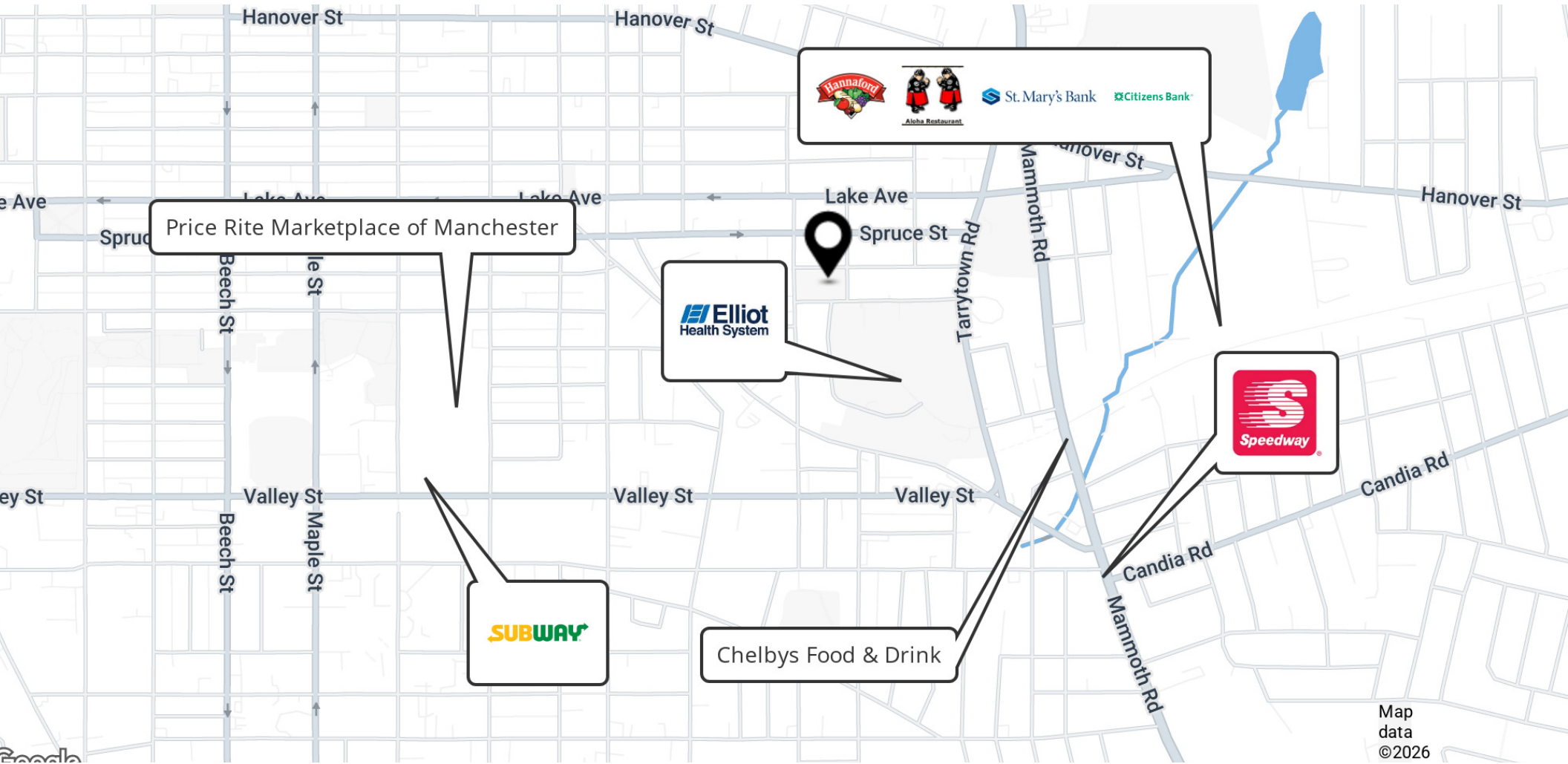
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Retailer Map



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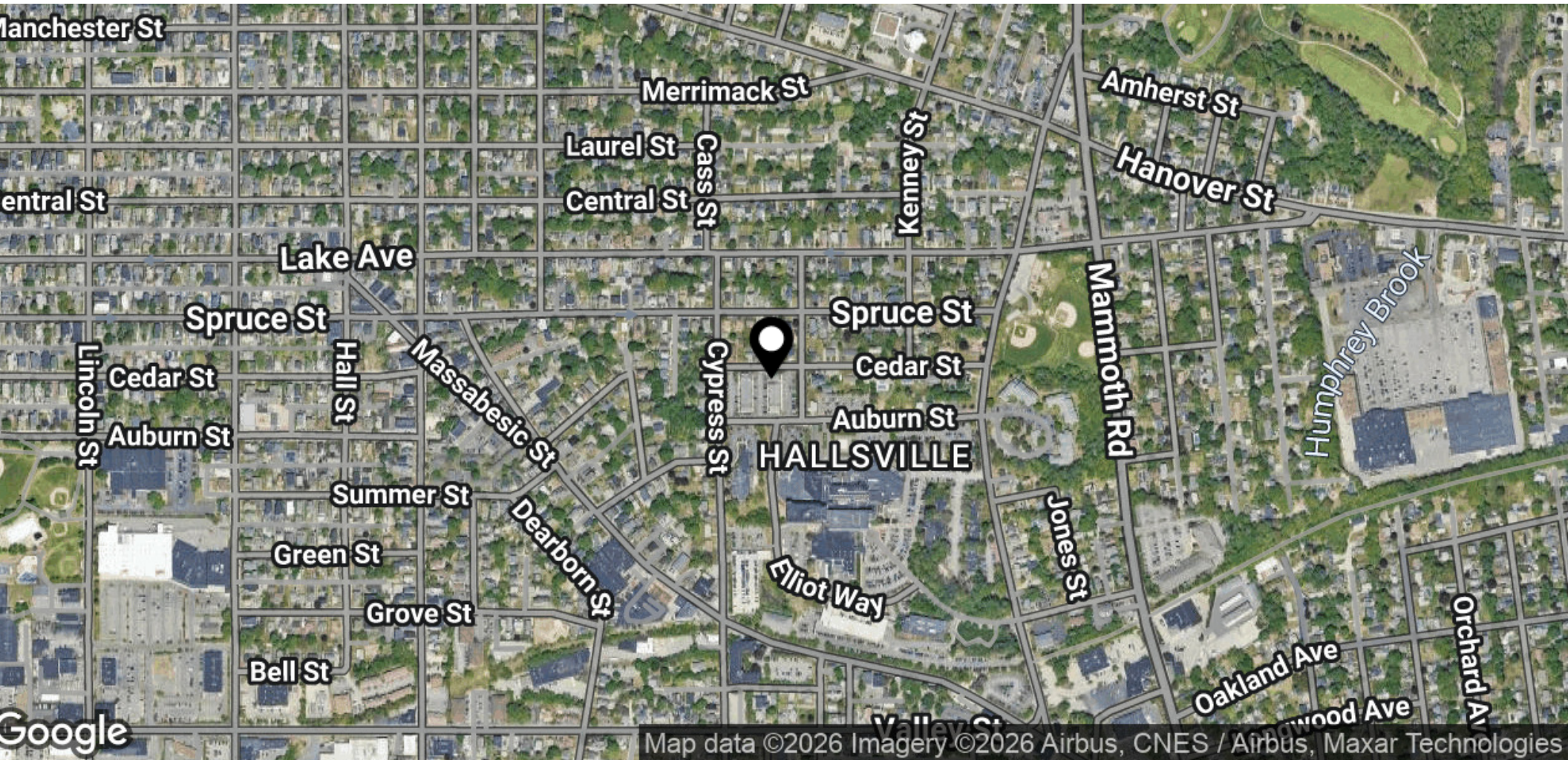
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Aerial Map



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Demographics

Section 2

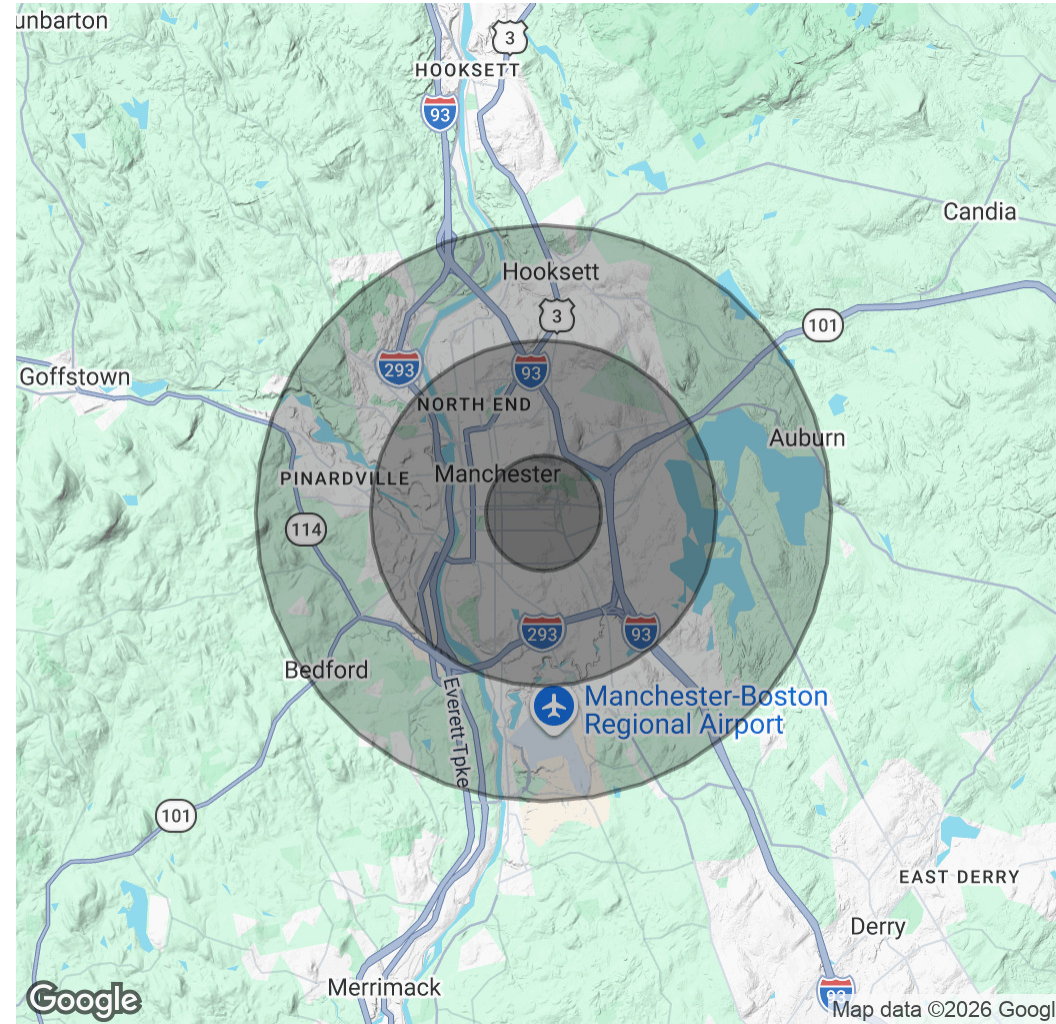
Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	27,417	100,292	140,367
Average Age	37.9	39.3	39.7
Average Age (Male)	36.3	38.4	39.1
Average Age (Female)	38.2	39.8	40.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	11,455	42,517	58,027
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,062	\$96,827	\$106,280
Average House Value	\$324,779	\$339,271	\$360,891

2023 American Community Survey (ACS)



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