

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# 1 B Commons Drive, Unit 13B

1b Commons Dr Unit 13b, Londonderry, NH 03053

Exclusively Represented By:

**Jennifer Gray**  
Commercial Advisor  
603 845 2500  
jennifer.gray@verani.com

OFFERING MEMORANDUM

# Table Of Contents

FOR LEASE

## Confidentiality & Disclaimer

All materials and information received or derived from Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices Verani Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices Verani Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices Verani Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices Verani Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices Verani Realty in compliance with all applicable fair housing and equal opportunity laws.

## Table Of Contents

PROPERTY INFORMATION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
RETAILER MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR BIOS	12
ADVISOR BIO 1	13

Jennifer Gray  
Commercial Advisor  
603 845 2500  
jennifer.gray@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

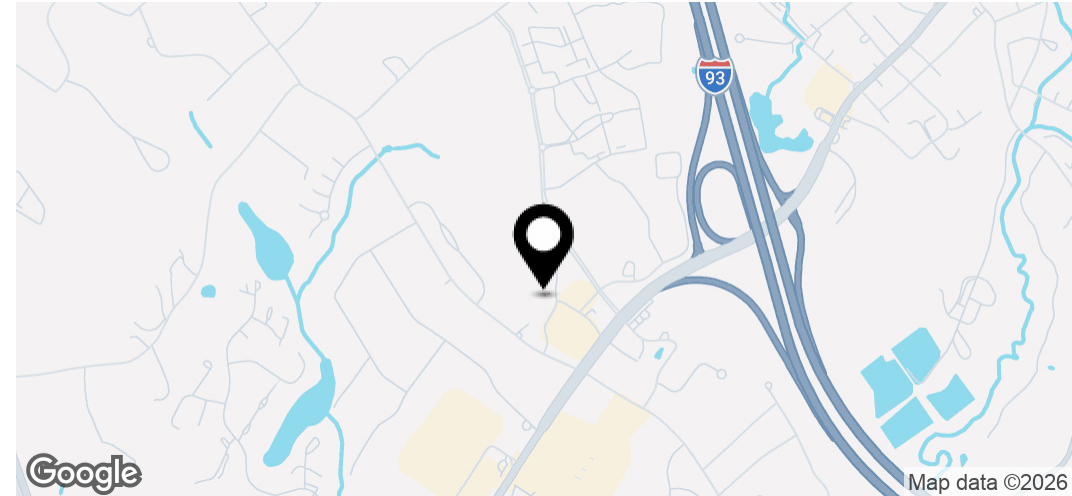
 COMMERCIAL DIVISION™

# Property Information

## Section 1

# Executive Summary

FOR LEASE



## Offering Summary

Lease Rate	\$1,000 per month
Lease Type	Gross
Parking Spaces / Ratio	null / null
RSF Available	484 SF
Site Size	969 SF
Year Built	1986
# of Floors	1

## Property Overview

Shared Wellness Office Space for Lease | Gross Lease | Prime Second-Floor Office Near Shopping & Professional Services

Grow your wellness practice in this inviting shared office space located on the second floor of a well-established and highly sought-after office park. Conveniently situated near popular shopping, restaurants, and major roadways, this professional setting offers an ideal location for both practitioners and clients.

The space includes two private treatment or consultation rooms available for lease, along with a comfortable shared waiting room that creates a welcoming experience for your clients. Offered as a gross lease, your monthly rent includes the property's standard operating expenses, making budgeting simple and predictable.

With a quiet, professional atmosphere and ample nearby parking, this location is designed to support independent practitioners looking for a flexible and affordable office solution.

This space is an excellent fit for a variety of wellness and holistic health professionals, including:

- Reflexologists
- Massage Therapists

Jennifer Gray  
Commercial Advisor  
603.845.2500  
jennifer.gray@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOME SERVICES | REALTY

 COMMERCIAL DIVISION™

# Property Description

FOR LEASE



## Property Description

Shared Wellness Office Space for Lease | Gross Lease | Prime Second-Floor Office Near Shopping & Professional Services

Grow your wellness practice in this inviting shared office space located on the second floor of a well-established and highly sought-after office park. Conveniently situated near popular shopping, restaurants, and major roadways, this professional setting offers an ideal location for both practitioners and clients.

The space includes two private treatment or consultation rooms available for lease, along with a comfortable shared waiting room that creates a welcoming experience for your clients. Offered as a gross lease, your monthly rent includes the property's standard operating expenses, making budgeting simple and predictable.

With a quiet, professional atmosphere and ample nearby parking, this location is designed to support independent practitioners looking for a flexible and affordable office solution.

This space is an excellent fit for a variety of wellness and holistic health professionals, including:

- Reflexologists
- Massage Therapists
- Reiki Practitioners
- Estheticians
- Acupuncturists
- Nutritionists
- Health & Wellness Coaches
- Mental Health Counselors
- Life Coaches
- Other complementary health and wellness providers

Property Highlights:

- Gross lease for predictable monthly expenses
- Shared professional office space
- Two private offices/treatment rooms available

Jennifer Gray  
Commercial Advisor  
603.845.2500  
jennifer.gray@verani.com

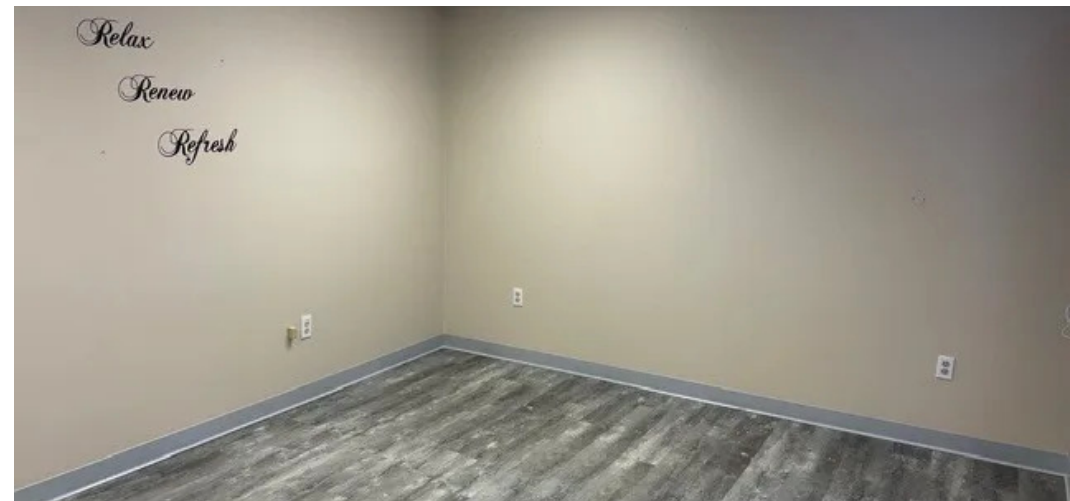
Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOME SERVICES REALTY

 COMMERCIAL DIVISION™

# Additional Photos

FOR LEASE



Jennifer Gray  
Commercial Advisor  
603.845.2500  
jennifer.gray@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

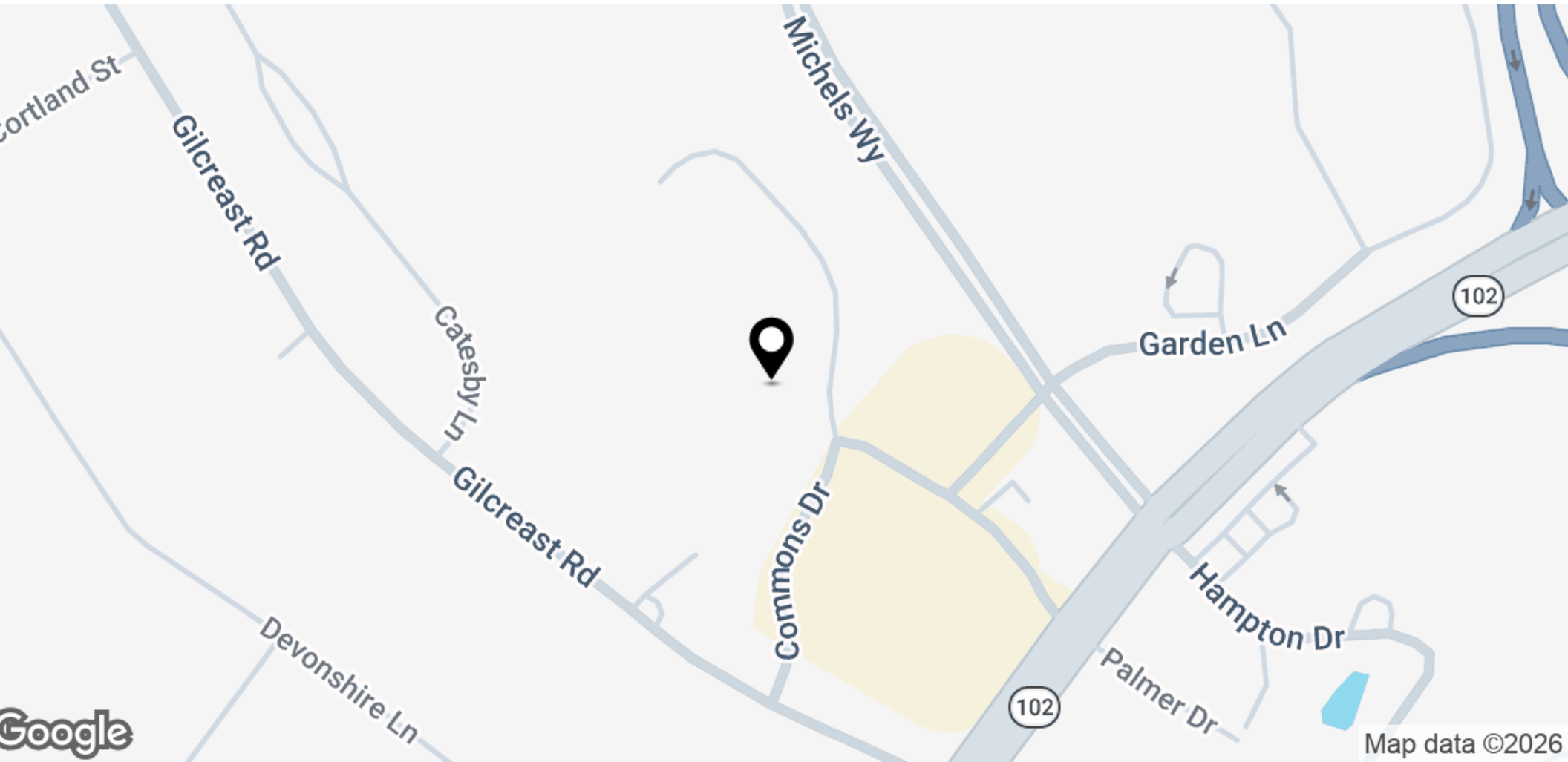
 COMMERCIAL DIVISION™

# Location Information

## Section 2

# Location Map

FOR LEASE



Jennifer Gray  
Commercial Advisor  
603.845.2500  
jennifer.gray@verani.com

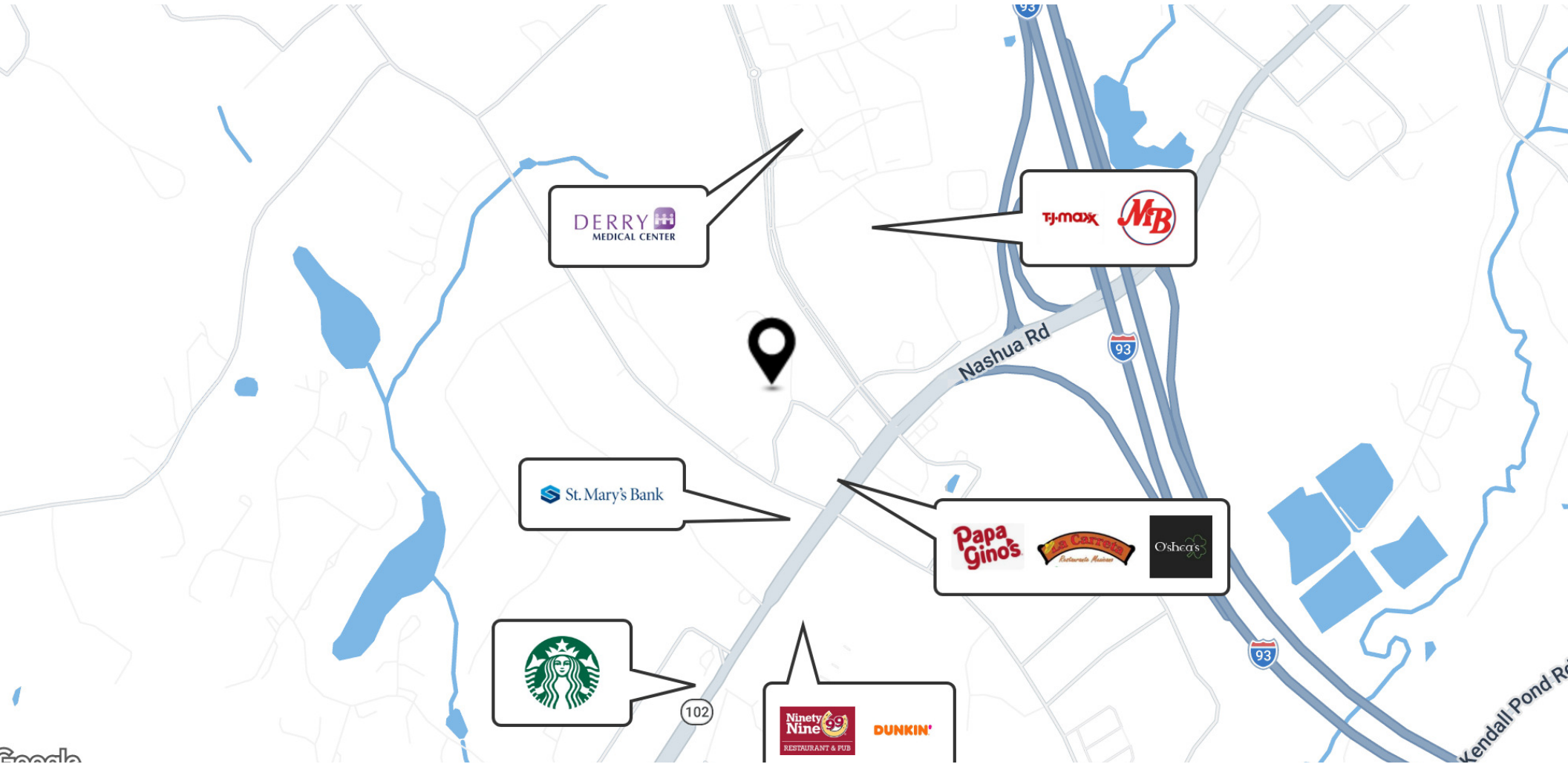
Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOME SERVICES | REALTY

 COMMERCIAL DIVISION™

# Retailer Map

FOR LEASE



Jennifer Gray  
Commercial Advisor  
603.845.2500  
jennifer.gray@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE HATHAWAY** | VERANI REALTY  
HOME SERVICES

 **COMMERCIAL DIVISION™**

# Demographics

## Section 3

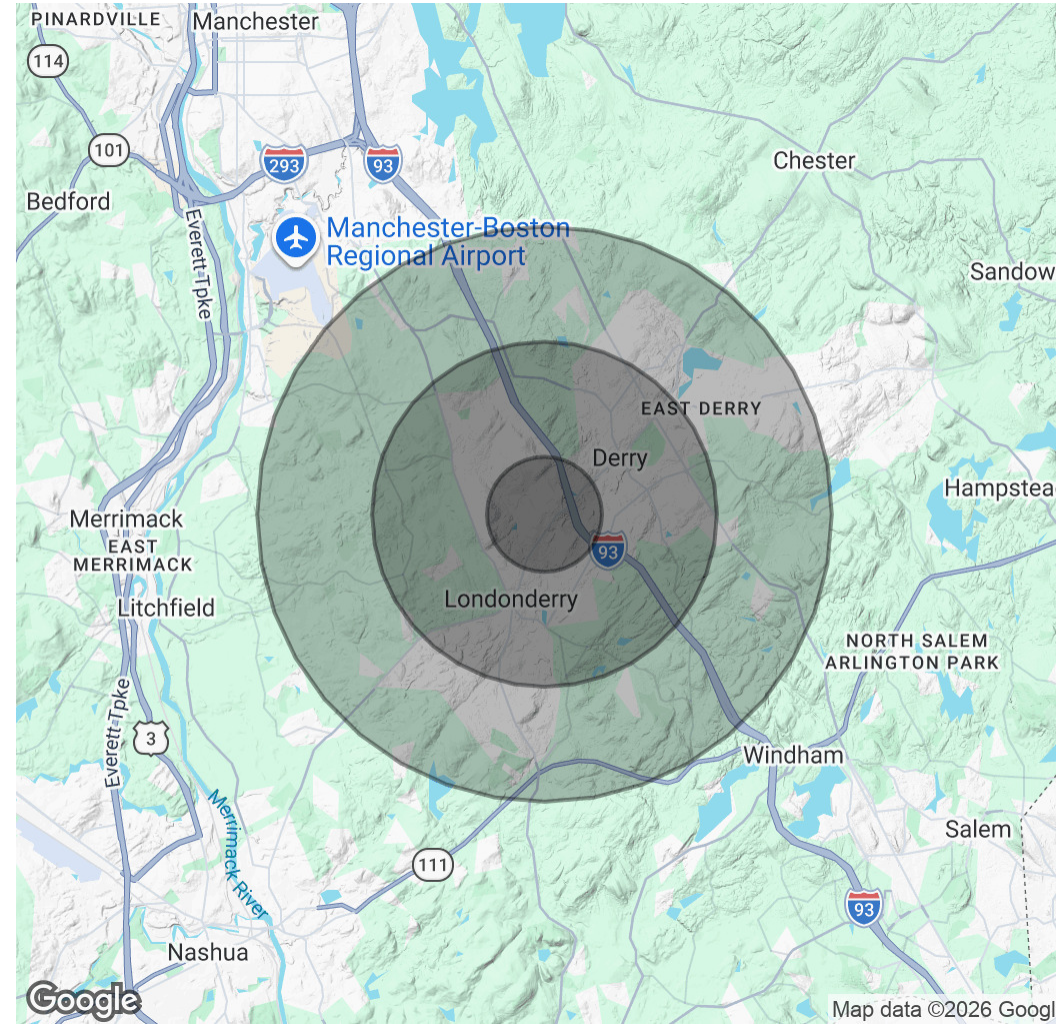
# Demographics Map & Report

FOR LEASE

Population	1 Mile	3 Miles	5 Miles
Total Population	3,605	32,006	62,639
Average Age	43.8	40.7	40.9
Average Age (Male)	37.9	38	38.5
Average Age (Female)	45.2	41	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,409	12,224	23,069
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$112,269	\$125,353	\$144,885
Average House Value	\$392,625	\$427,383	\$488,833

2023 American Community Survey (ACS)



Jennifer Gray  
Commercial Advisor  
603.845.2500  
jennifer.gray@verani.com

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE HATHAWAY** | VERANI REALTY  
HOME SERVICES

 COMMERCIAL DIVISION™

# Advisor Bios

## Section 4

# Advisor Bio 1

FOR LEASE



Jennifer Gray

Senior Commercial Advisor

[jennifer.gray@verani.com](mailto:jennifer.gray@verani.com)

Direct: **603.845.2500** | Cell: **603.493.6277**

## Professional Background

How you handle a stressful situation says a lot about your character. Being strong but courteous makes Jennifer a success. Keeping her clients in the loop at all times is a must. She never misses a detail. Licensed in Massachusetts and New Hampshire, Jennifer is able to give top quality service to clients moving from one state to the other. She has the advantage of maximum exposure of her client's properties by listing in two MLS systems.

As a former Property Manager, Jennifer navigates Commercial Real Estate with ease.

## Memberships

Commercial Investment Board of Realtors

New Hampshire Association of Realtors

National Association of Realtors

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500

Jennifer Gray  
Commercial Advisor  
603 845 2500  
[jennifer.gray@verani.com](mailto:jennifer.gray@verani.com)

Berkshire Hathaway HomeServices  
Verani Realty  
1 Verani Way  
Londonderry, NH 03053  
603.845.2500  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | VERANI  
HOMESERVICES REALTY

 COMMERCIAL DIVISION™