For Lease

Class A Downtown Office

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49 South Main Street
Concord, NH

Property Highlights

- Two offices available for lease on the 2nd floor in a Class A building in downtown Concord, NH
- Suite 203 is 3,536± SF consisting of 4 offices, 2 conference rooms, a kitchen, file room, server room, reception, and open area; offices and conference rooms have a large window line with views of S Main Street
- Suite 205 is 1,410± SF consisting of 3 offices and a conference room
- Amenities include fitness room and shared conference room
- Convenient location to all the shops, restaurants, entertainment, and more in the recently renovated downtown
- U.S. Green Building Council LEED-certified, which recognizes achievements in location and planning, sustainable site development, water savings, energy efficiency, materials selection, waste reduction, indoor environmental quality, innovative strategies, and attention to priority regional issues

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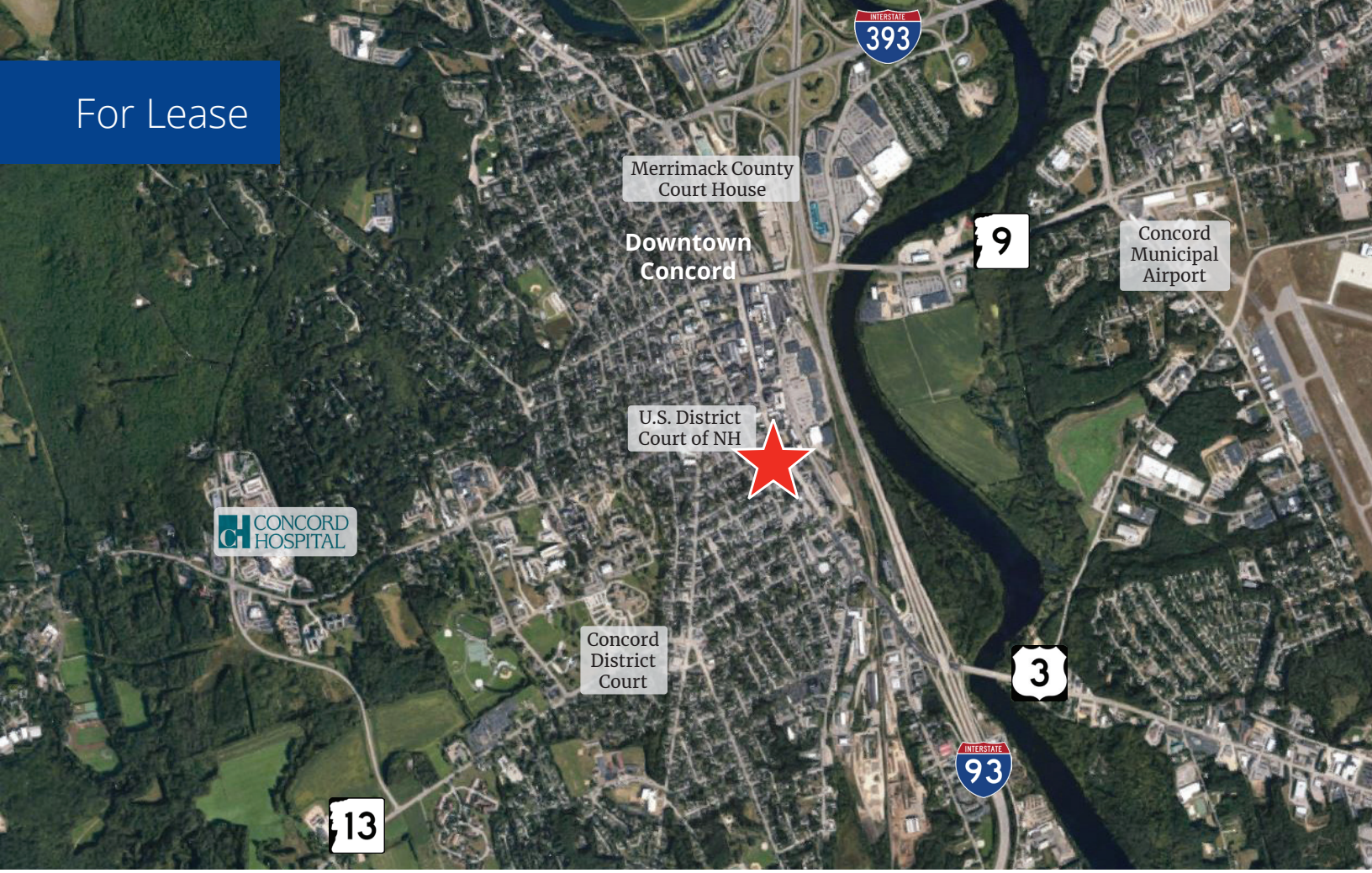

Specifications

Address:	49 South Main Street
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	2010
Floors:	5
Total Building SF:	66,857±
Available SF:	Suite 203: 3,536± Suite 205: 1,410±
Utilities:	Municipal water & sewer; natural gas
Zoning:	CBP
Parking:	7 on-site spaces
Elevators:	Yes
Accessibility:	Easy access to I-93 and near to Concord Hospital, NH Statehouse, Federal Court House, Merrimack County Court House, Concord Court House, and downtown amenities
2025 NNN Expenses:	$10.00 PSF including utilities
Lease Rate:	$19.00 to $22.00 NNN

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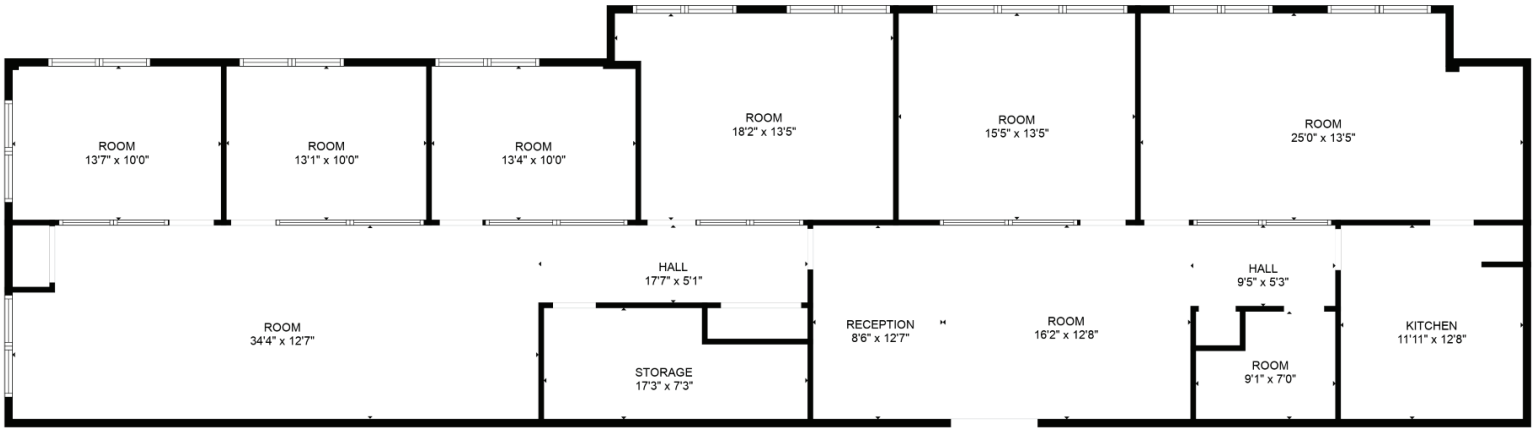
49 S Main Street, Concord, NH

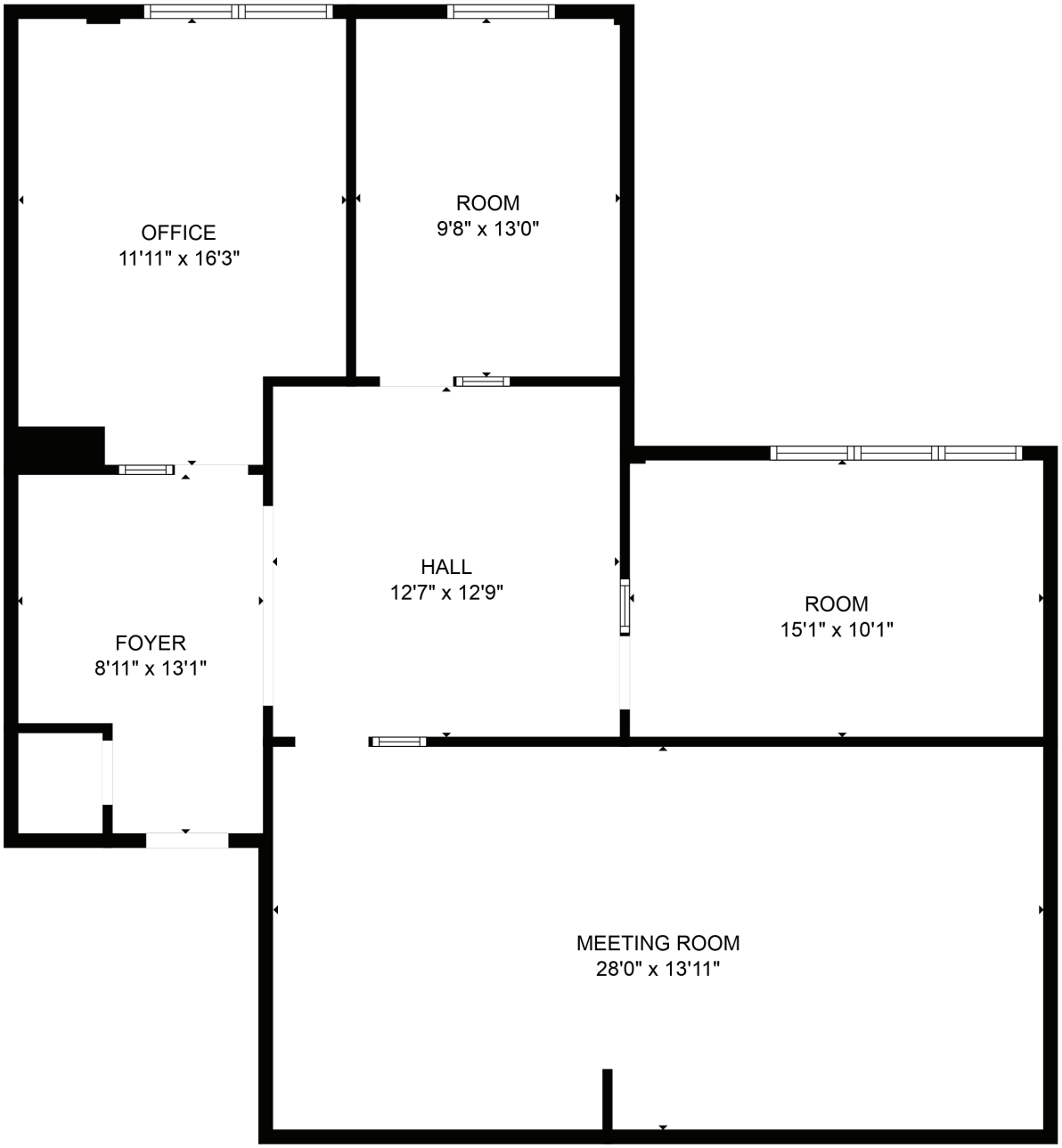
Suite 203 Floor Plan



Floor plan created by CUBICASA, measurements deemed highly reliable but not guaranteed.

49 S Main Street, Concord, NH

Suite 205 Floor Plan



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