

Office For Sale



81 Whittier Hwy

81 Whittier Hwy, Moultonborough, NH 03254

Office: General For Sale

Prepared on Jul 10, 2026



Listing Details | Office For Sale

Suite	—	Available Date	Now
Sublease	—	Days On Market	—
Total Available Space	28,967 SF	Date Listed	—
Close Date	—	Min Div/Max Contig	Not present / 28,967 SF
Last Modified	—	Asking Rate	\$3,950,000
Listing ID	—	Lease Type	—
Offices	—	Expenses	—
Restrooms	—	Divisible	—
Parking Spaces	0	Vacant	—

Description

Your new Corporate Office at Value Add price!
Priced to sell at \$3,950,000.
This is an unparalleled opportunity to acquire high-end infrastructure at a fraction of today's replacement cost.
The Prestigious World Headquarters for CruCon Cruise Outlets building is available. Secure a fully functional, turn-key Class A facility with top-tier finishes for only \$136/SF.
Situated on 3.85 acres with ample parking this is a high quality 28,967+/- SF Office Building, which is maintained in excellent condition.
The absolute net lease Tenant is in place through to the end of January 2027, and provides income each month for any investor Buyer to have time for the approval process for a change of use.
Fantastic setting in picturesque Moultonborough, on the North end of Lake Winnepesaukee. Moultonborough has Lake Winnepesaukee at it's South border, and Squam Lake at its West border.
Boston Companies - Bring yourself, your business, and your employees to enjoy the NH Lakes Lifestyle.

Property Features



Location Details

Address	81 Whittier Hwy, Moultonborough, NH 03254	Name	81 Whittier Hwy
Zoning	RA	Nearest MSA	—
County	Carroll		

Building Details

Sub Type	General	Occupancy Type	Single-tenant
Building Status	Existing	Building Class	a
Building Size	28,967 SF	Parking Spaces	0
Land Size	3.85 Acres / 167,706 SF	Parking Ratio	—
Number of Buildings	1	Electricity	—
Number of Floors	3	Water	—
Year Built/Renovated	2014	Sanitary Sewer	—
Primary Constr. Type	—	Rail Service	—

Property Listings

1 Listing | 28,967 SF | \$3,950,000

Type	Condo	Space Use	Suite	Available Space	Rate	Closed	Available
For Sale	—	Office	—	28,967 SF	\$3,950,000	—	Now

Additional Photos











Contact



Gerry O'Connell
6039788381
gerry@oconnellre.com

