



SMILE!

49

For Lease

# Class A Downtown Office

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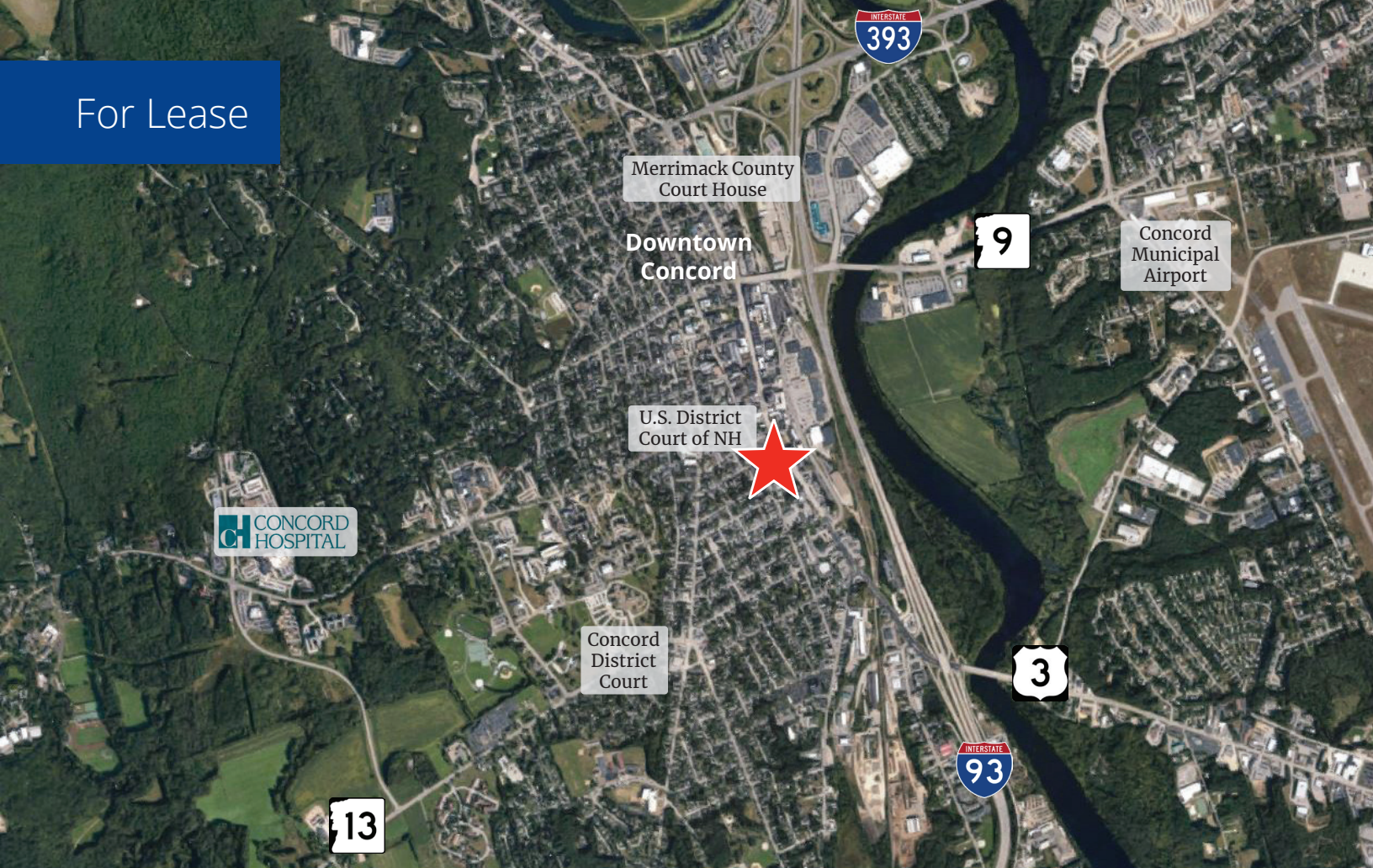
## 49 South Main Street Concord, NH

### Property Highlights

- 3,536± SF office available for lease on the 2nd floor in a Class A building in downtown Concord, NH
- 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 South Main Street
- 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

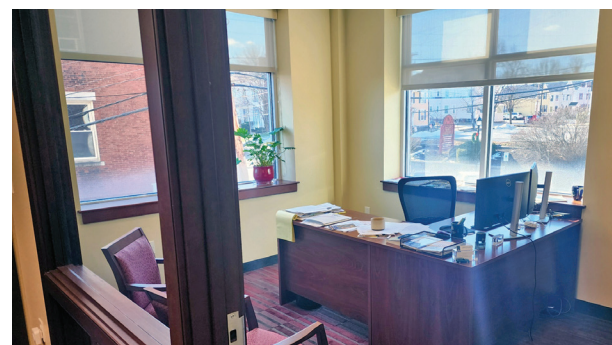
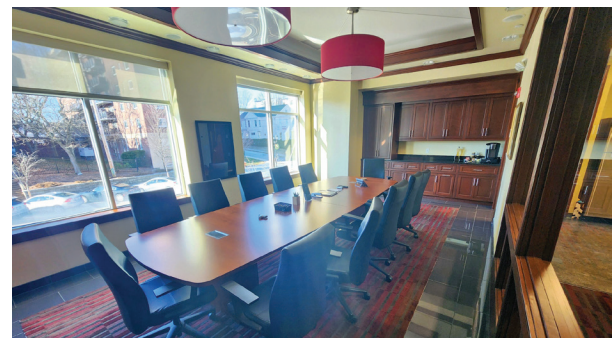
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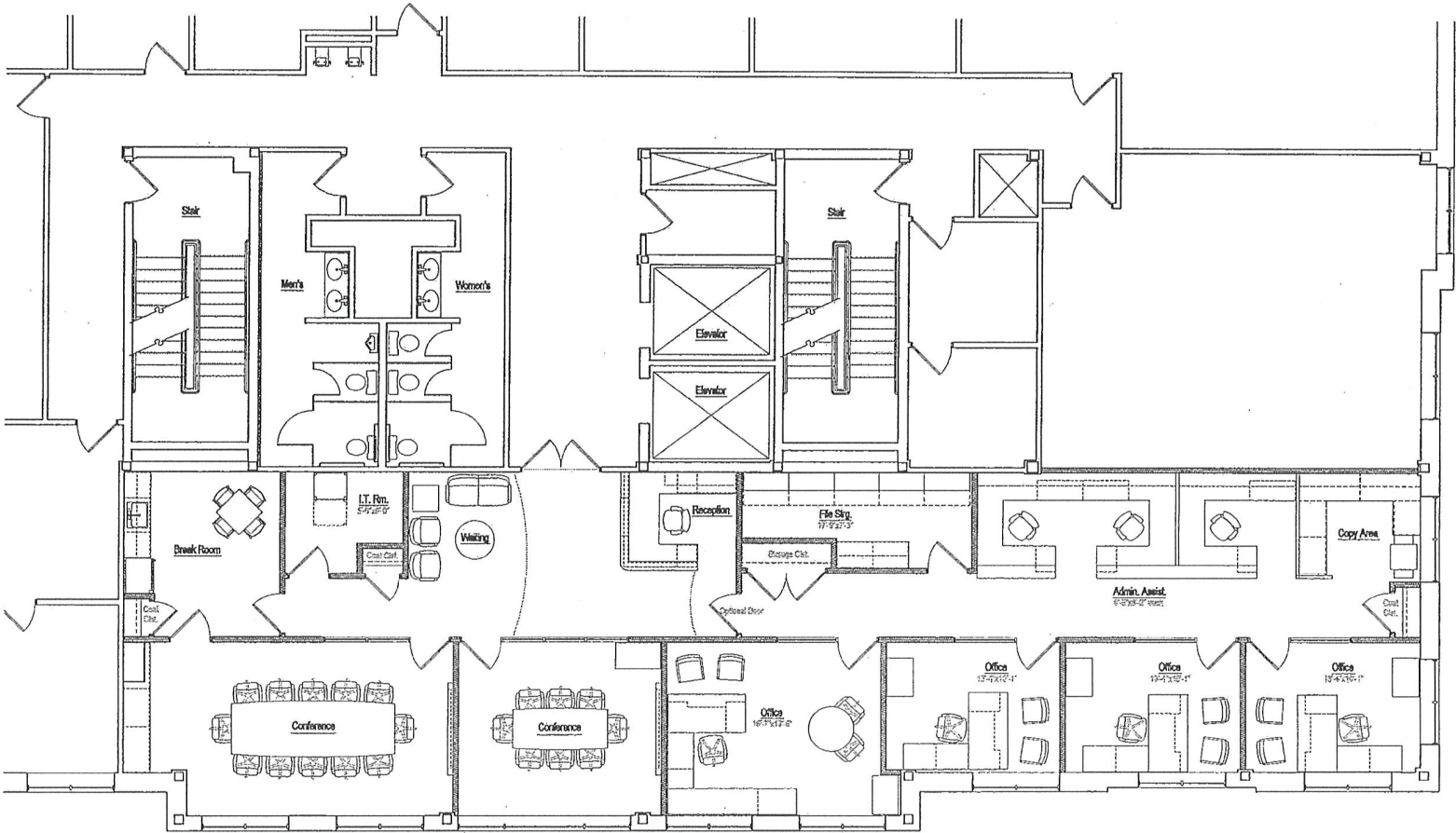
## Specifications

Address:	49 South Main Street
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	2010
Floors:	5
Total Building SF:	66,857±
Available SF:	3,536±
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:	\$11.25 PSF
Lease Rate:	\$22.00 NNN



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# Floor Plan



SOUTH MAIN STREET