



For Lease

Office Suites

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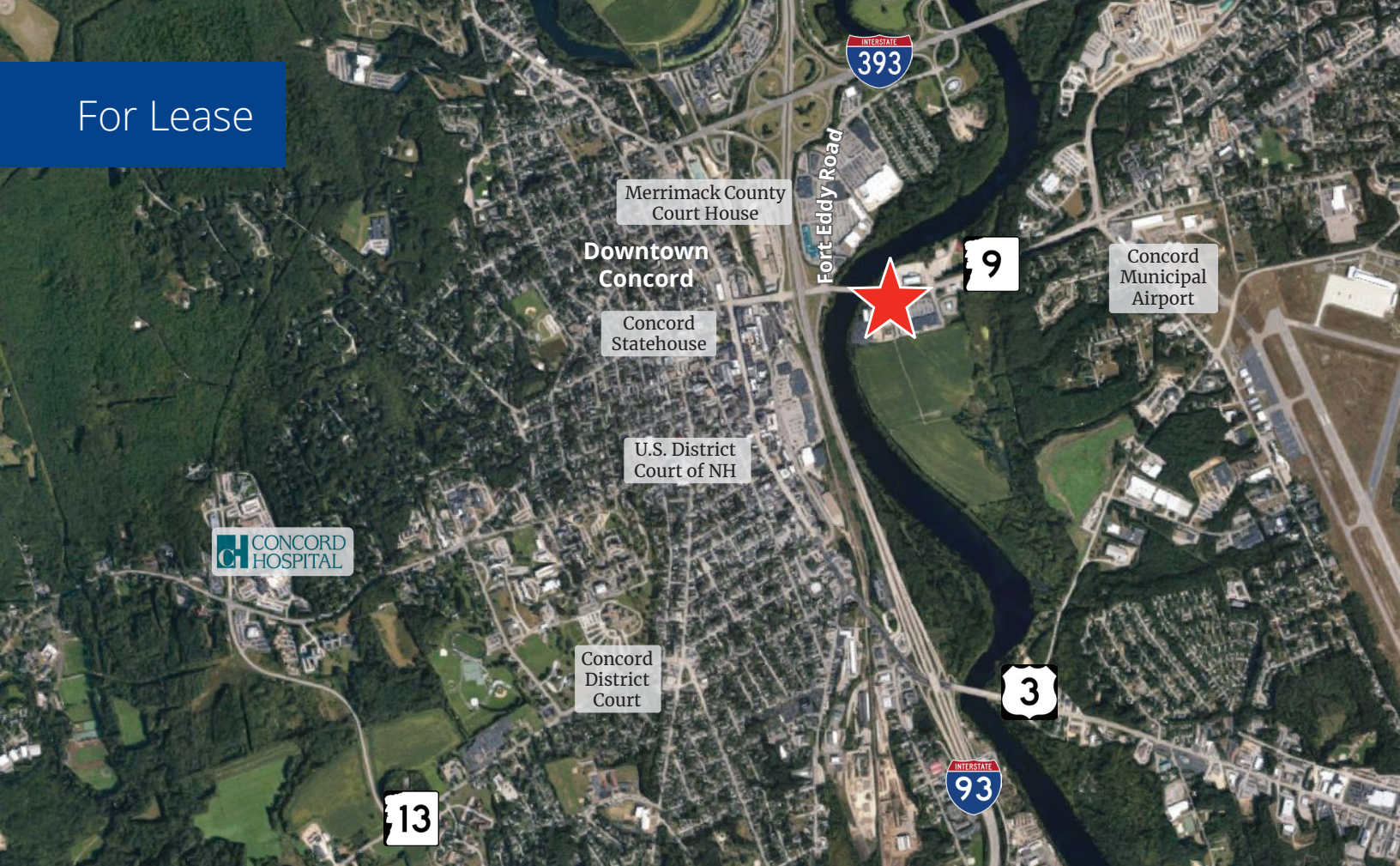
6 Loudon Road Concord, NH

Property Highlights

- Multiple office suites available for lease in a well-maintained office building conveniently located directly off I-93, Exit 14
- Suite 3 is 998± SF consisting of a reception area and offices
- Suite 400 is 1,060± SF comprised of a large conference/training room and a storage room
- Suite 501 is 4,756± SF consisting of a reception area, large conference room, 10 private offices, breakroom, storage room, and open space; available October 1, 2024
- Suite 505 is 1,019± SF consisting of a reception area and 3 offices
- Ample on-site parking
- Close proximity to Fort Eddy Road and a short distance to downtown Concord amenities

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Specifications

Address:	6 Loudon Road
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	1976
Total Building SF:	65,520±
Available SF:	Suite 3: 998± Suite 400: 1,060± Suite 501: 4,756± Suite 505: 1,019±
Acreage:	3.9±
Floors:	5
Elevator:	Yes
Utilities:	Municipal water & sewer; natural gas
Zoning:	GWP
Parking:	On-site
Accessibility:	Easy access to I-93, Exit 14
2024 NNN Expenses:	\$8.09 PSF (Includes gas, electric, sewer & water)
Lease Rate:	\$14.95 NNN



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