



Investment Sale

4 Crescent Street / Unit 2  
Penacook, NH

Fully Leased  
Strong in-place rent  
100% Renovated in 2023





# LISTING TEAM

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## LEASE OVERVIEW

### Professional Office Condo

- 100% Renovated Interior Space 2023
- In-place rent through 2033
- Annual Rent Increases

Warrenstreet Architects, Inc.

4 Crescent Street, Unit 2 Penacook NH

\$1,150,000

6.4%

PRICE

CAP RATE

NOI

\$74,136

LEASE TYPE

Single Net

LL Pays: RE Taxes: \$11,498 2025 Tax Bill

LL Pays: Building Insurance: \$3,600 (Estimated)

OPTIONS

None

LEASE EXPIRATION

December 31, 2033

Condo Size

4,273 SF

Right of First Refusal

Tenant has a 30 day right of first refusal to purchase the building

# RENT ROLL

Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Yearly Rent/SF
Warren Street Architects, Inc	4,273	1/1/2026	12/31/2026	\$89,232	\$7,436	\$89,232	\$20.88/SF
		1/1/2027	12/31/2027		\$7,759	\$93,108	\$21.79/SF
		1/1/2028	12/31/2028		\$7,890	\$94,680	\$22.16/SF
		1/1/2029	12/31/2029		\$8,126	\$97,512	\$22.82/SF
		1/1/2030	12/31/2030		\$8,370	\$100,440	\$23.51/SF
		1/1/2031	12/31/2031		\$8,621	\$103,452	\$24.21/SF
		1/1/2032	12/31/2032		\$8,880	\$106,560	\$24.94/SF
		1/1/2033	12/31/2033		\$9,145	\$109,740	\$25.68/SF

# LEASE ABSTRACT PREMISES AND TERM

Address	4 Crescent St., Unit 2 Penacook, NH
Tenant	Warrenstreet Architects, Inc
Lease Type	N (Single Net)
Lease Expiration	12/31/2033
Options	None
Rent Increases	Annual Rent Increases
Year Renovated	2023
Right of First Refusal to Purchase	Tenant has 30 days from offer
Expenses	
CAM	Tenant Responsibility
Property Taxes	Landlord Responsibility
Insurance	Landlord Responsibility
Utilities	Tenant Responsibility
HVAC	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility



**4 Crescent Street, Unit 2 • Penacook, NH**  
**4,273± SF Professional Office Condominium – 100% Leased Investment**

4 Crescent Street, Unit 2 is a **4,273± SF professional office condominium** fully leased to **Warren Street Architects** through **December 31, 2033**, offering stable, long-term cash flow and an excellent opportunity for a **1031 exchange investor**.

The unit was **fully renovated in 2023** by Warren Street Architects in a contemporary design featuring **glass-walled conference room and private offices**, modern finishes, and an efficient open layout. **Energy-efficient solar panels** on the roof service the unit and its **HVAC systems**, reducing operating costs and enhancing sustainability.

Located in Penacook with convenient access to Concord and surrounding markets, this turnkey, professionally finished office condominium combines **credit tenancy, term certainty, and recent capital improvements** — a compelling, low-maintenance investment in today's market.





## About Warrenstreet Architects, Inc.

•Warrenstreet is a well-established, employee-owned design firm with a staff of 17 professionals, including architects, a landscape architect, an interior designer, WELL and LEED accredited practitioners, technical designers and administrative support. Founded in 1990 and restructured as an employee-owned cooperative in 2000, the firm has built a trusted reputation in New Hampshire for thoughtful planning, innovative design and collaborative project delivery.

•Warrenstreet provides a full range of architecture, planning, landscape architecture and interior design services across corporate, commercial, institutional, educational, housing, healthcare and municipal sectors. The firm's experience spans new construction, renovation, historic rehabilitation, redevelopment and adaptive re-use, with an emphasis on durable, purposeful design solutions. Its cooperative ownership model supports long-term stability, alignment of interests and a culture focused on quality, client service and positive community impact.



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