



For Lease

Class A Office Space

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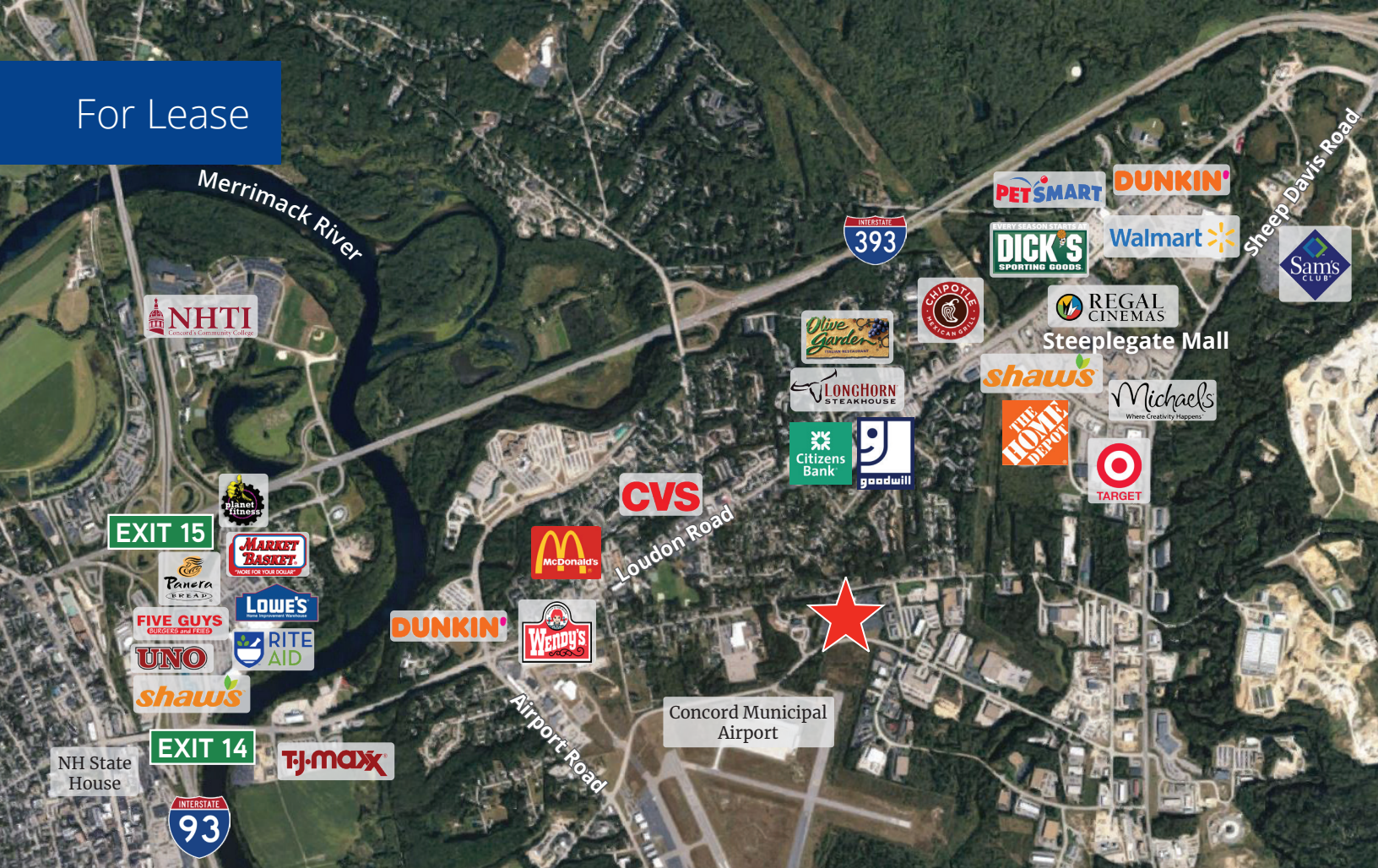
4 Barrell Court Concord, NH

Property Highlights

- 2,234± to 7,186± SF available for lease in a premier Class A office building in a beautiful professional campus setting
- Flexible floorplans allow for a variety of different layouts
- Building amenities include a large kitchen/cafeteria, covered patio area, large conference room, ample on-site parking, and ADA accessibility via an elevator
- Landlord pays all expenses including taxes, common area maintenance, insurance, trash, and utilities
- Basement storage available, if desired
- Ideally located just 2 miles from I-93 and 1 mile to many local and national retailers such as Walmart, Walgreens, Aroma Joe's, Target, Shaw's, and more

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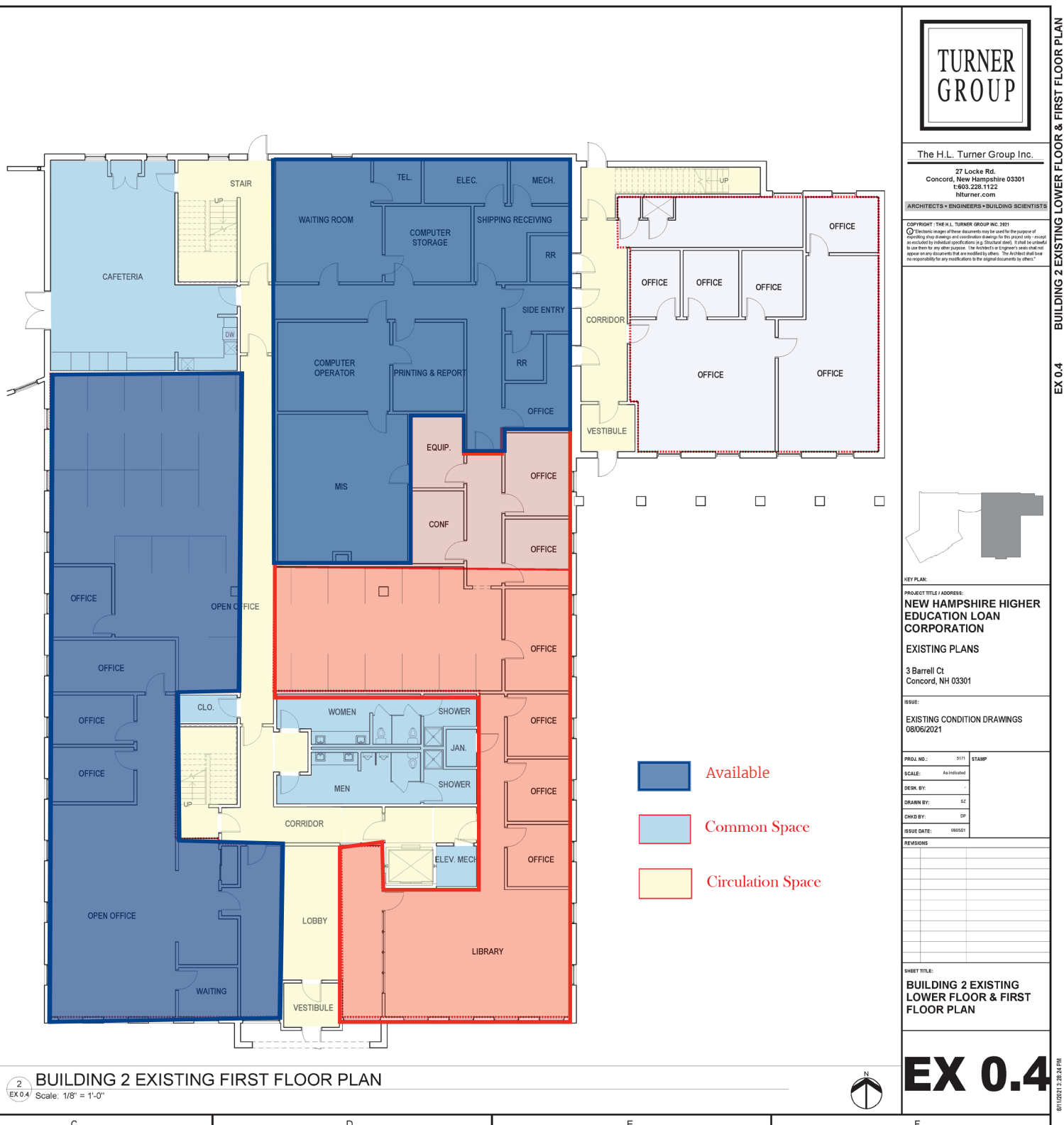
Specifications

Address:	4 Barrell Court
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	1998
Total Building SF:	57,319±
Available SF:	2,234± to 7,186±
Floors:	2
Road Frontage:	1,279± on Regional Drive
Utilities:	Municipal water & sewer Natural gas
Zoning:	OFP
Parking:	Ample on-site
Elevator:	Yes
Accessibility:	Location provides easy access to downtown Concord, with nearby amenities including retail, restaurants, I-93, and I-393
Lease Rate:	\$18.50 full gross



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1st Floor Plan





TURNER
GROUP

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KEY PLAN:

PROJECT TITLE / ADDRESS:
**NEW HAMPSHIRE HIGHER
EDUCATION LOAN
CORPORATION**

EXISTING PLANS

3 Barrell Ct
Concord, NH 03301

ISSUE:

EXISTING CONDITION DRAWINGS
08/06/2021

PROJ. NO.:	5171	STA
SCALE:	As indicated	
DESN. BY:	-	
DRAWN BY:	SZ	
CHKD BY:	DP	

REVISIONS

[illegible]

SHEET TITLE:

**BUILDING 2 EXISTING
SECOND FLOOR PLAN**

EX 0.5