



For Lease

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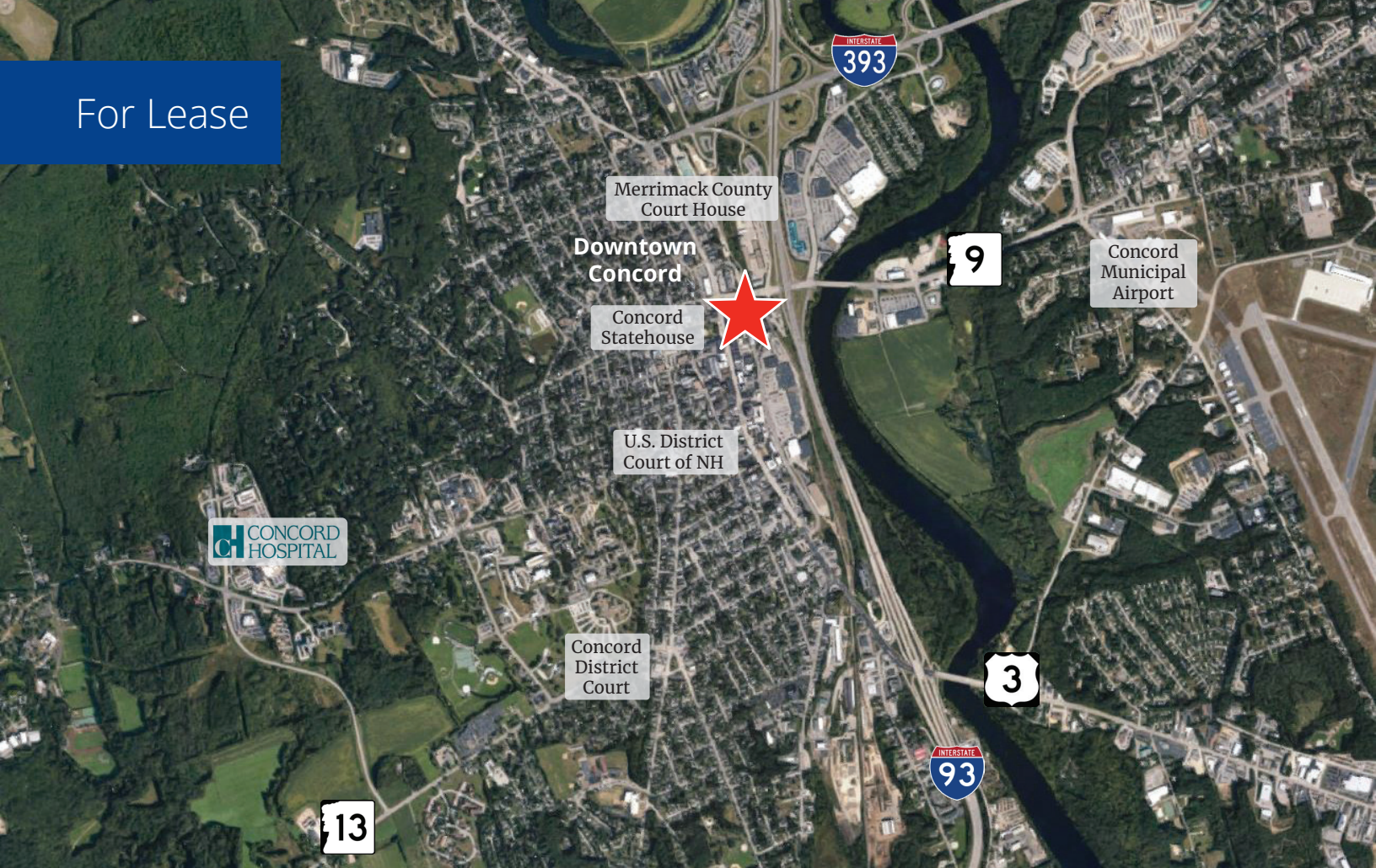
14 Dixon Avenue Concord, NH

Property Highlights

- Two office suites are available for lease on the 2nd floor in the Samuel Harris Dow building in downtown Concord, NH
- Unit 202 is 1,177± SF and consists of 2 offices, a reception area, open space, and a kitchen; Units 202 & 203 can be combined totaling 3,539± SF
- Unit 203 is 2,362± SF and consists of 2 private offices, 4 open offices, a conference room, a reception area, a kitchenette, and a private restroom
- Building amenities include outdoor patio/seating area and a shared conference room
- Within walking distance to local shops, restaurants, entertainment, and more
- Join tenants such as NH Community Development Finance Authority, Capital Construction, and Community Power Coalition of NH

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Specifications

Address:	14 Dixon Avenue
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	1900
Total Building SF:	21,112±
Available SF:	Unit 202: 1,177± Unit 203: 2,362± Contiguous: 3,539±
Acreage:	0.23±
Floors:	2
Elevator:	Yes
Utilities:	Municipal water & sewer Natural gas
Zoning:	Central Business Performance District
Accessibility:	Easy access to I-93 and in close proximity to State House Plaza, Concord Hospital, U.S. District Court of NH, Merrimack County Court House, and Concord District Court
2024 NNN Expenses:	\$7.80 PSF
Lease Rate:	\$9.00 NNN

