



For Lease

# Class A Office Space

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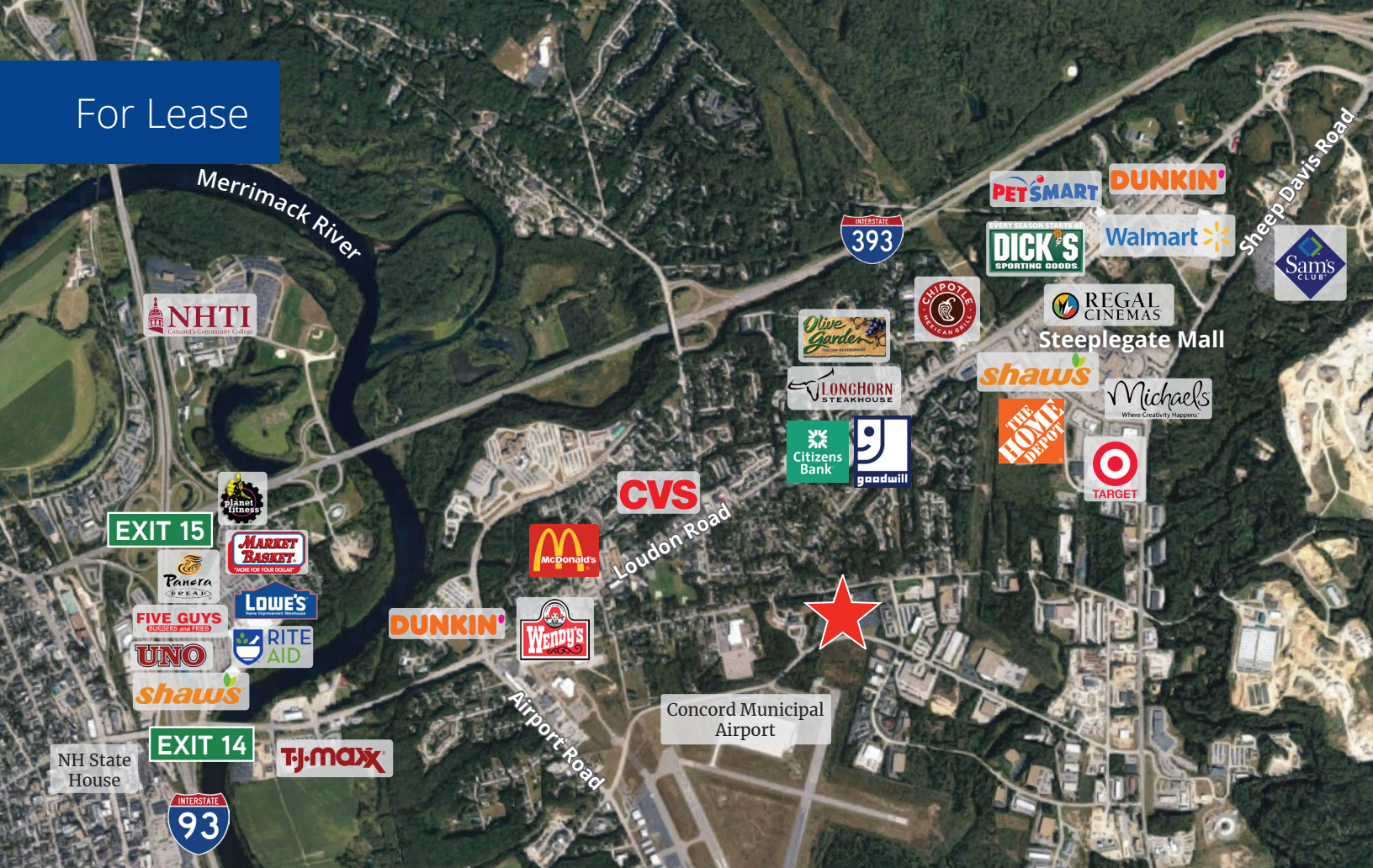
## 4 Barrell Court Concord, NH

### Property Highlights

- 1,668± to 16,046± 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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For Lease



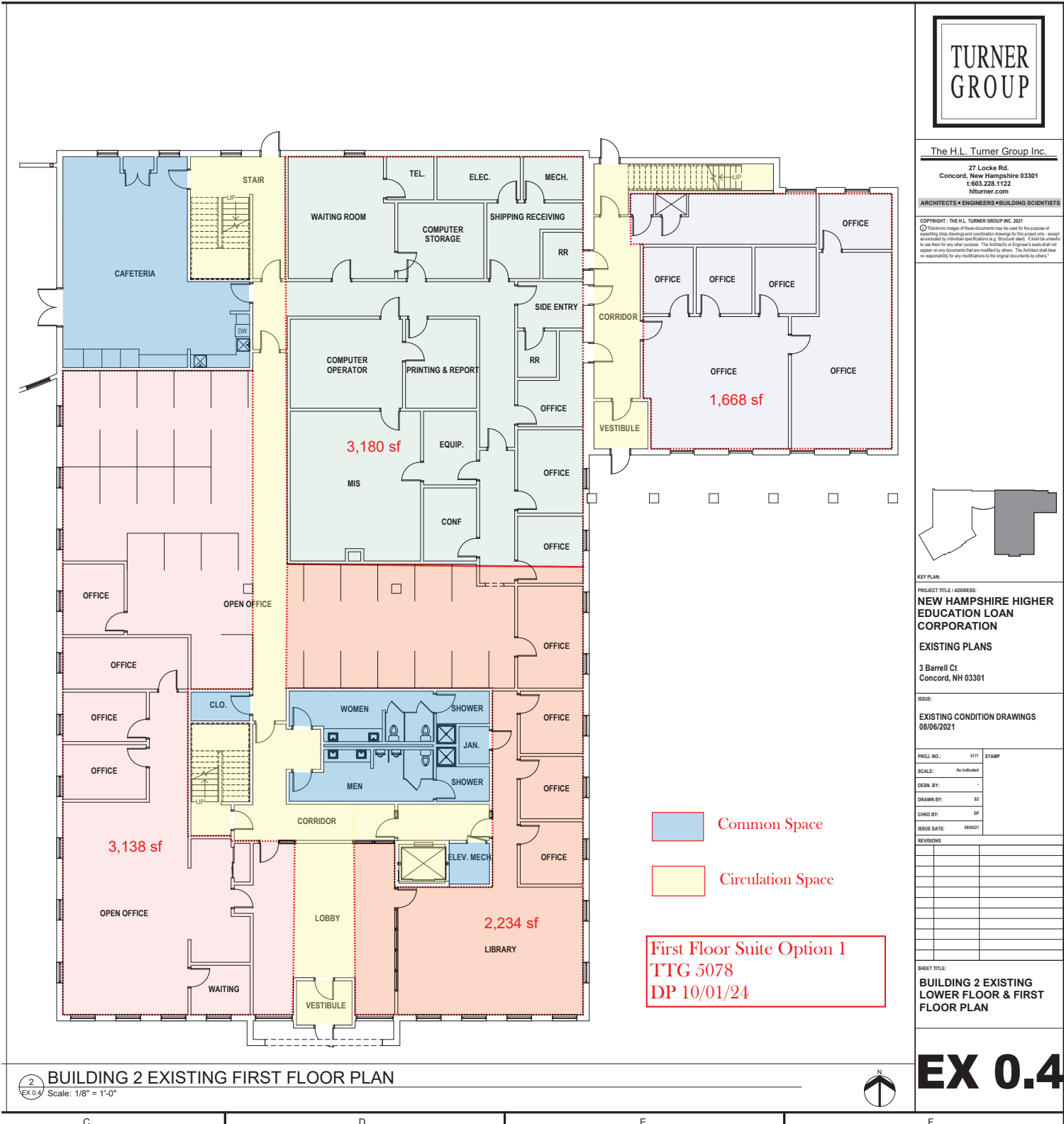
## Specifications

Address:	4 Barrell Court
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	1998
Total Building SF:	57,319±
Available SF:	1,668± to 16,046±
Floors:	2
Road Frontage:	1,279± on Regional Drive
Utilities:	Municipal water & sewer Natural gas
Zoning:	OPF
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:	\$14.50 to \$18.50 full gross



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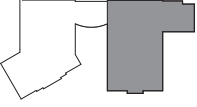
# 1st Floor Plan



The H.L. Turner Group Inc.  
 27 Locke Rd.  
 Concord, New Hampshire 03301  
 t:603.228.1122  
 h:turner.com

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

EXISTING PLANS  
 3 Barrell Ct  
 Concord, NH 03301

ISSUE:  
 EXISTING CONDITION DRAWINGS  
 08/06/2021

PRG. NO.:	5171	STAMP
SCALE:	As Indicated	
DESK BY:		
DRAWN BY:	SL	
CHECK BY:	DP	
ISSUE DATE:	08/02/21	

REVISIONS	NO.	DATE	DESCRIPTION

SHEET TITLE:  
**BUILDING 2 EXISTING LOWER FLOOR & FIRST FLOOR PLAN**

# EX 0.4

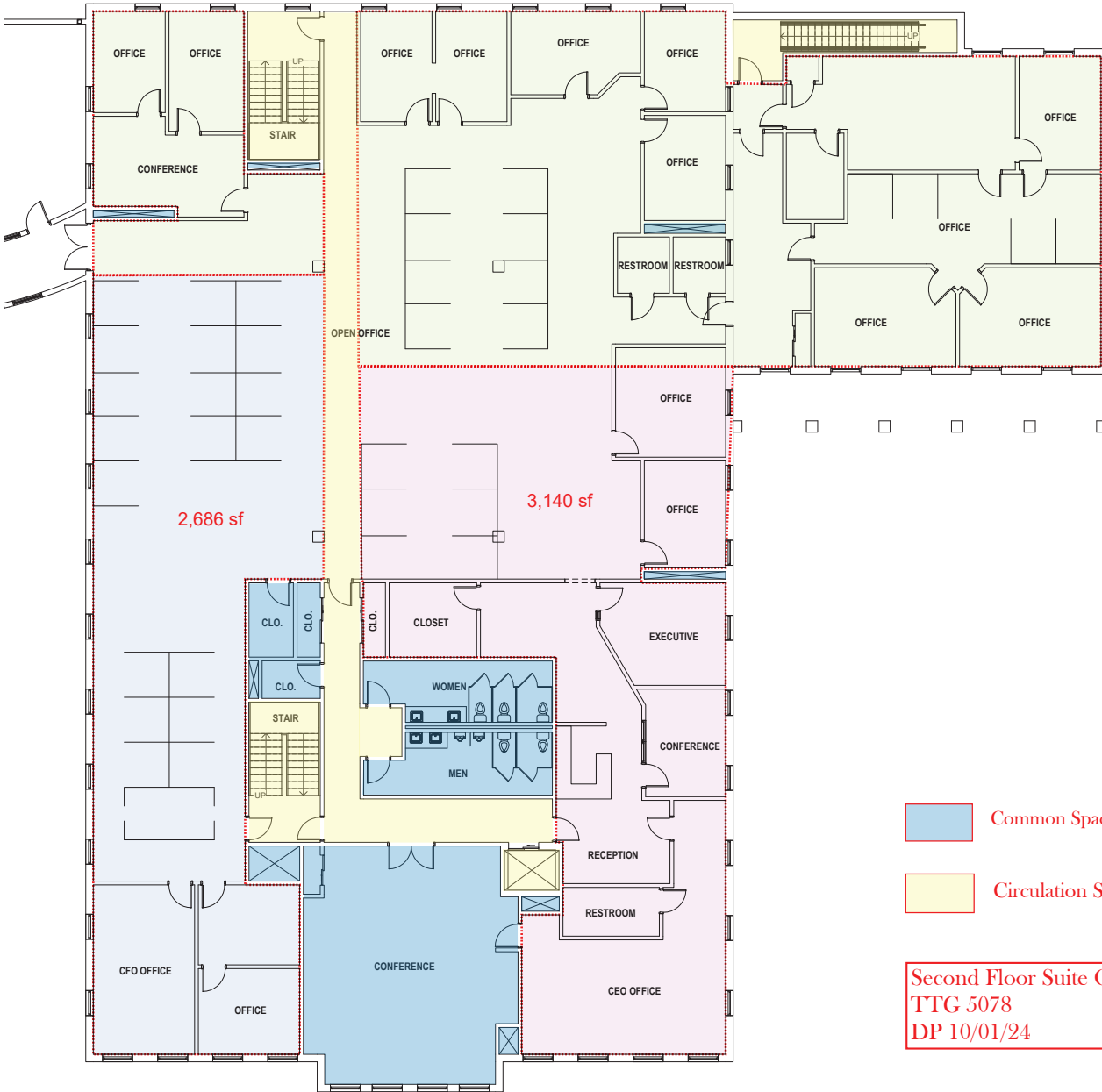
2 BUILDING 2 EXISTING FIRST FLOOR PLAN  
 EX 0.4 Scale: 1/8" = 1'-0"



BUILDING 2 EXISTING LOWER FLOOR & FIRST FLOOR PLAN EX 0.4

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# 2nd Floor Plan



Common Space  
Circulation Space

Second Floor Suite Option 1  
TTG 5078  
DP 10/01/24

## TURNER GROUP

The H.L. Turner Group Inc.  
27 Locke Rd.  
Concord, New Hampshire 03301  
T: 603.228.1122  
htturner.com

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**BUILDING 2 EXISTING SECOND FLOOR PLAN**  
EX 0.5

KEY PLAN:  
PROJECT TITLE / ADDRESS:  
**NEW HAMPSHIRE HIGHER EDUCATION LOAN CORPORATION**  
EXISTING PLANS  
3 Barrell Ct  
Concord, NH 03301

ISSUE:  
EXISTING CONDITION DRAWINGS  
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PROJ. NO.: 5171	STAMP
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DESIGN BY: -	
DRAWN BY: SE	
CHKD BY: DP	
ISSUE DATE: 08/06/21	

REVISIONS


SHEET TITLE:  
**BUILDING 2 EXISTING SECOND FLOOR PLAN**

EX 0.5

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