



For Lease

Well-Located Office Campus

Doug Martin

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175 Canal Street, Suite 401
Manchester, NH 03101
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1 Granite Place Concord, NH

Property Highlights

- Office space available in a campus setting with well-maintained landscaping and ample parking
- 1st floor can accommodate one or more users from 4,000± to 18,536± SF; move-in ready space is available
- 2nd floor space has 5 offices, conference room, storage room, and open space; 22,000± SF is available
- 4th floor space, formerly fit-up as a cafeteria/meeting area, is 9,900± SF of open layout

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

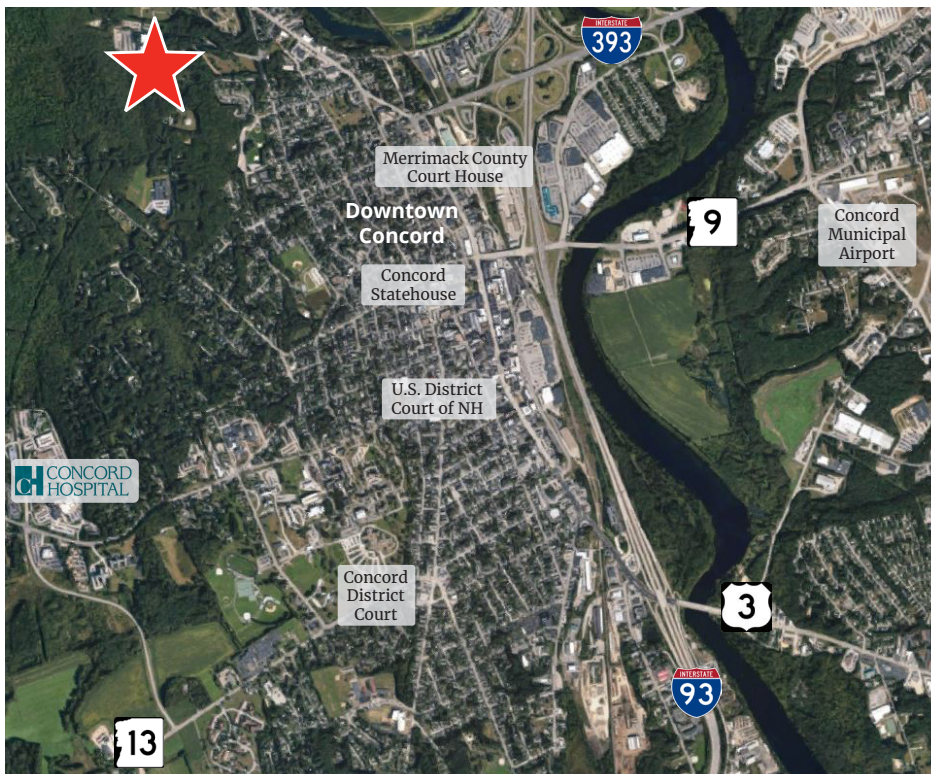
For Lease

Specifications

Address:	1 Granite Place
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	1975
Total Building SF:	96,353±
Available SF:	1st Floor: 4,000± to 18,536± 2nd Floor: 22,000± 4th Floor: 9,900±
Floors:	4
Utilities:	Municipal water & sewer Oil
Zoning:	Institutional District
Parking:	Ample
Elevator:	Yes
2023 NNN Expenses:	\$8.00 PSF
Lease Rate:	\$8.00 NNN



Aerial



Contact us:

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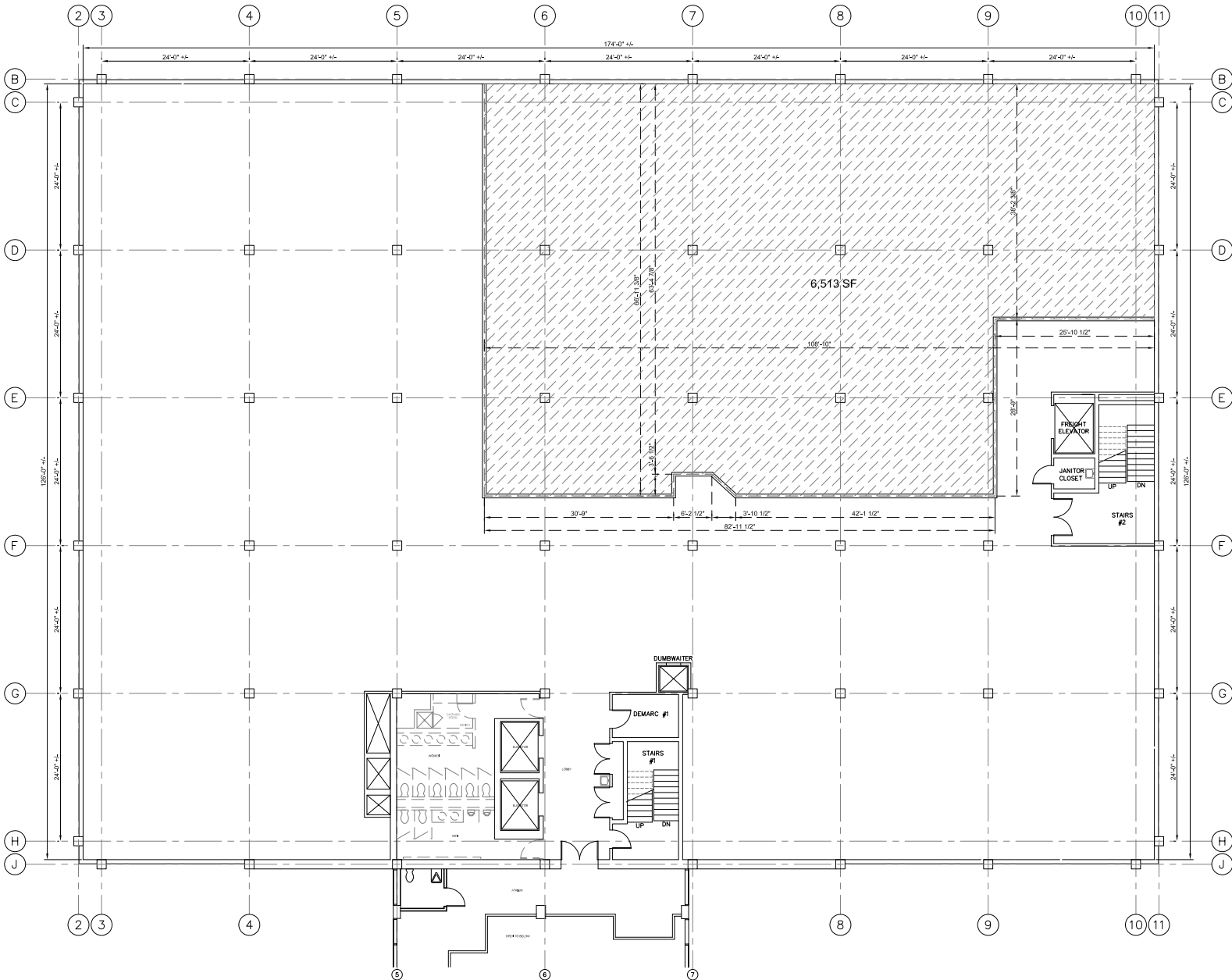
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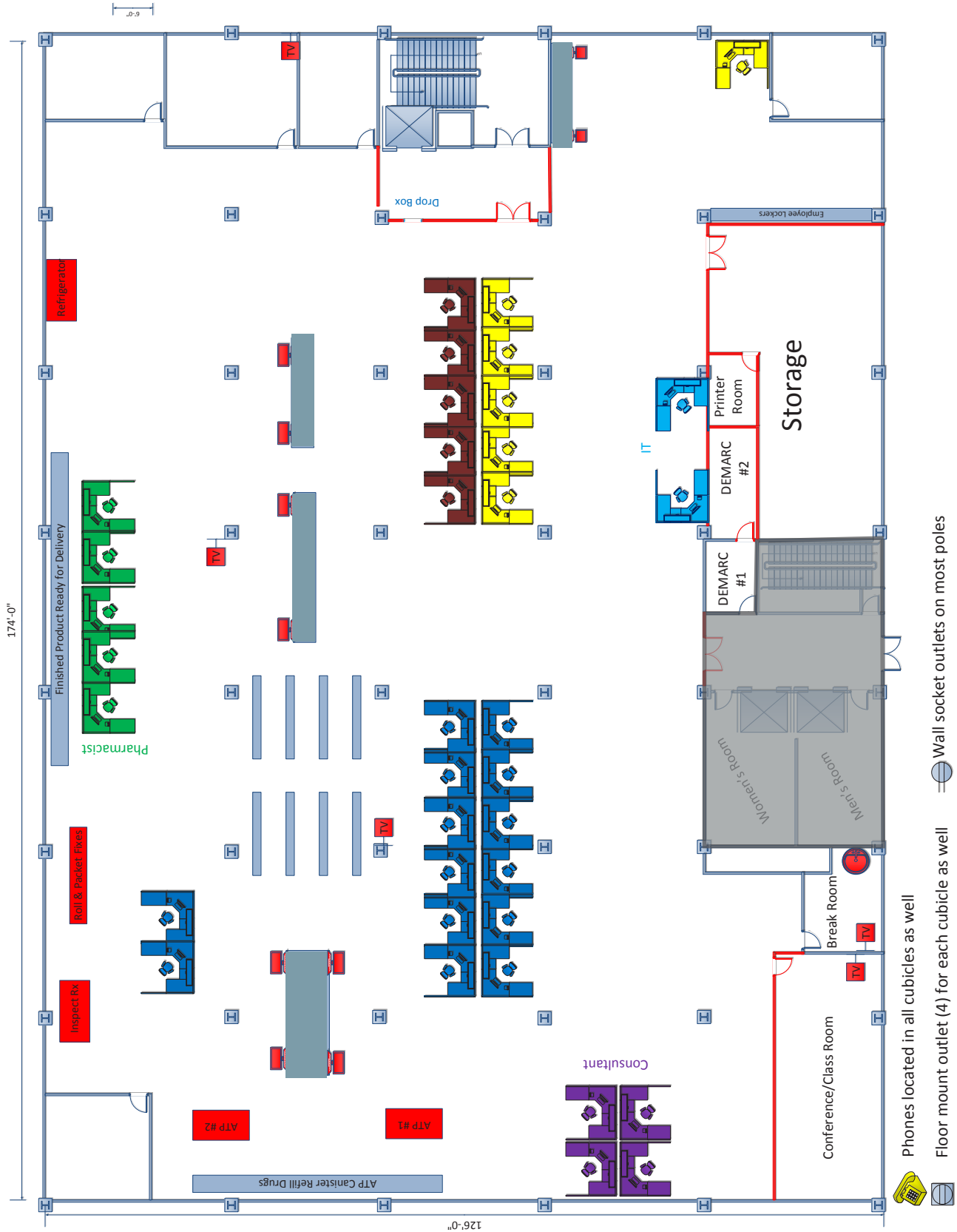
1st Floor Plan



1 FIRST FLOOR PLAN
A1 SCALE: 1/8"=1'-0"

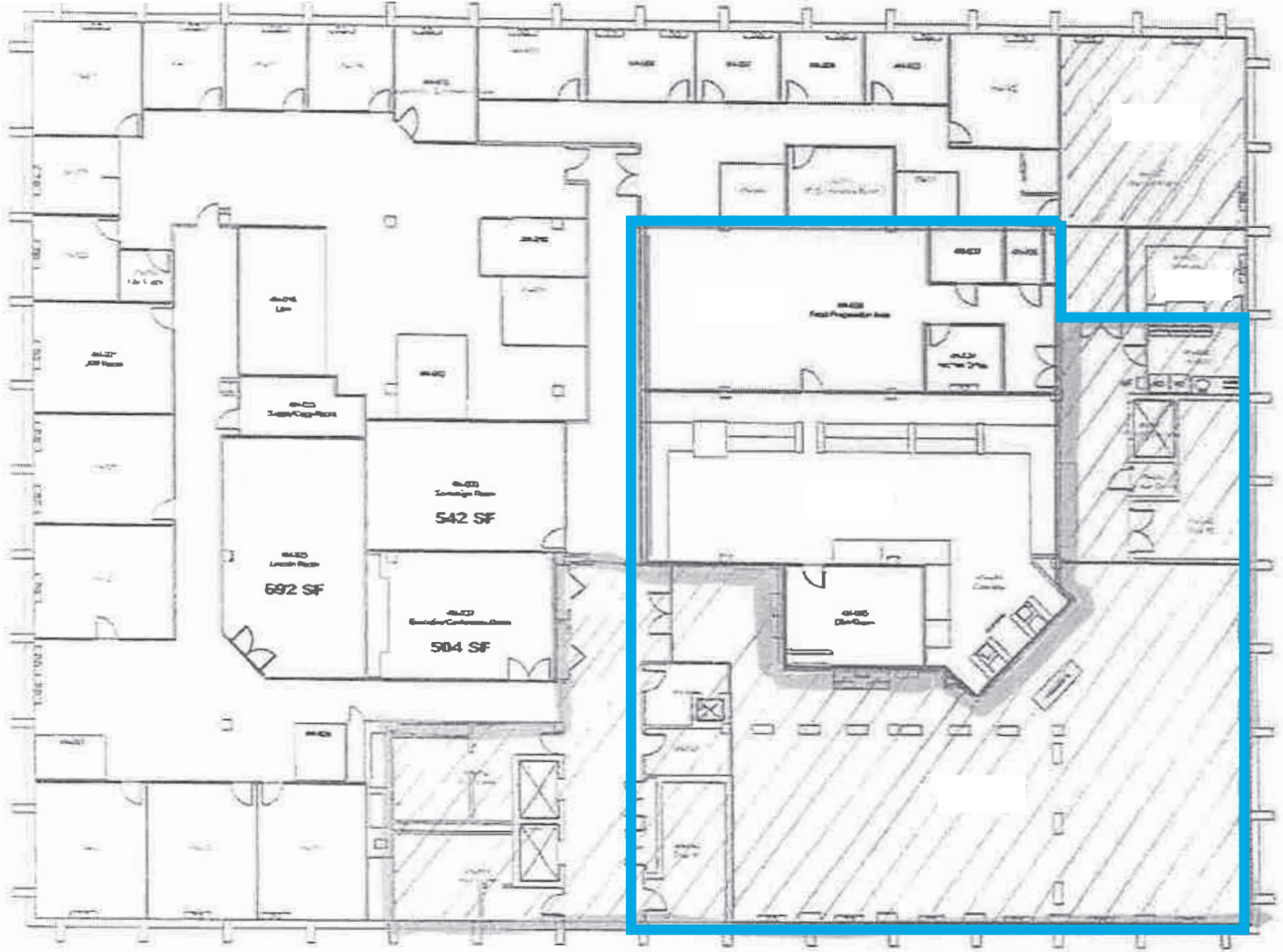
	The H.L. Turner Group, Inc. 27 Loda Road Concord, New Hampshire 03301 NewHampshire.com ARCHITECTS • ENGINEERS • BUILDING SCIENTISTS	
	PROJECT: 170818-001-01-001 CONCORD PERIATICS TENANT FIT-UP ONE GRANITE PLACE CONCORD, NH 03301	
OWNER: PERIATICS PROJECT MANAGER: JENNIFER M. HARRIS ARCHITECT: JAMES W. HARRIS DATE: 09/06/2018		SHEET NO.: 001 SCALE: AS SHOWN DRAWN BY: JWH CHECKED BY: JWH DATE: 09/06/2018
A0.1		

2nd Floor Plan



- Phones located in all cubicles as well
- Floor mount outlet (4) for each cubicle as well
- Wall socket outlets on most poles

4th Floor Plan



 Available Space

CONCORD - NORTH WING	
4TH FLOOR FURNITURE LAYOUT	
REV. DATE: 1/25/18	F-4N
SCALE: 1/8"=1'-0"	
LINCOLN FINANCIAL GROUP	