



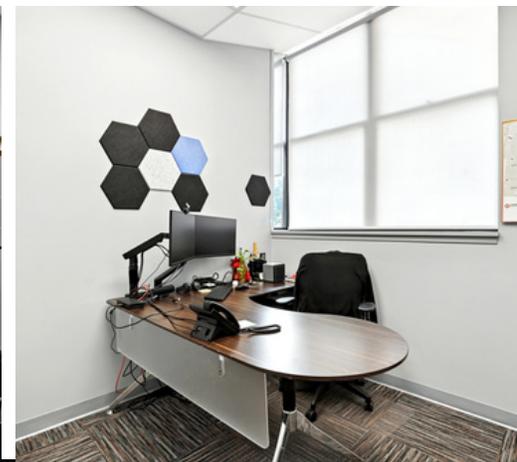
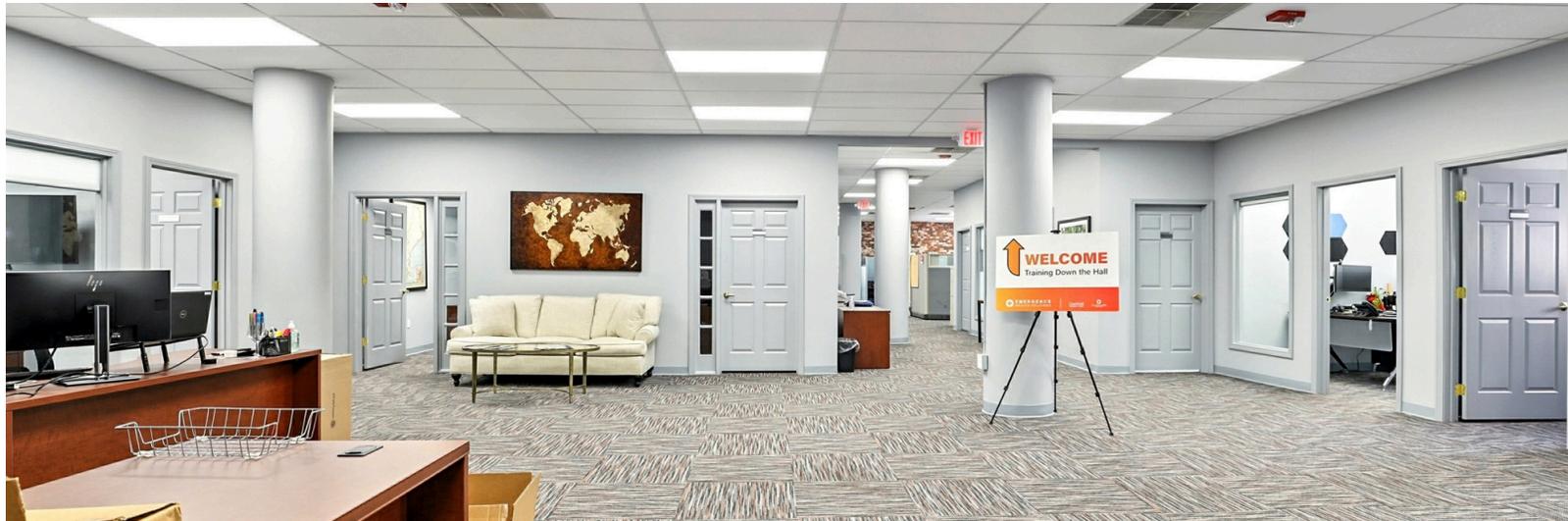
PRIME OFFICE  
SPACE CLOSE TO  
DOWNTOWN  
CONCORD

**FOR LEASE**

**10 FERRY STREET,  
CONCORD, NH 03301**

**8,563 +/- SF FIRST CLASS OFFICE SPACE AVAILABLE**

# PROPERTY INFORMATION



## FOR LEASE

**SUITES 302A & 302B, 10 FERRY STREET, CONCORD, NH 03301**  
**8563 ± \$16.00 PSF MODIFIED GROSS**

### DESCRIPTION:

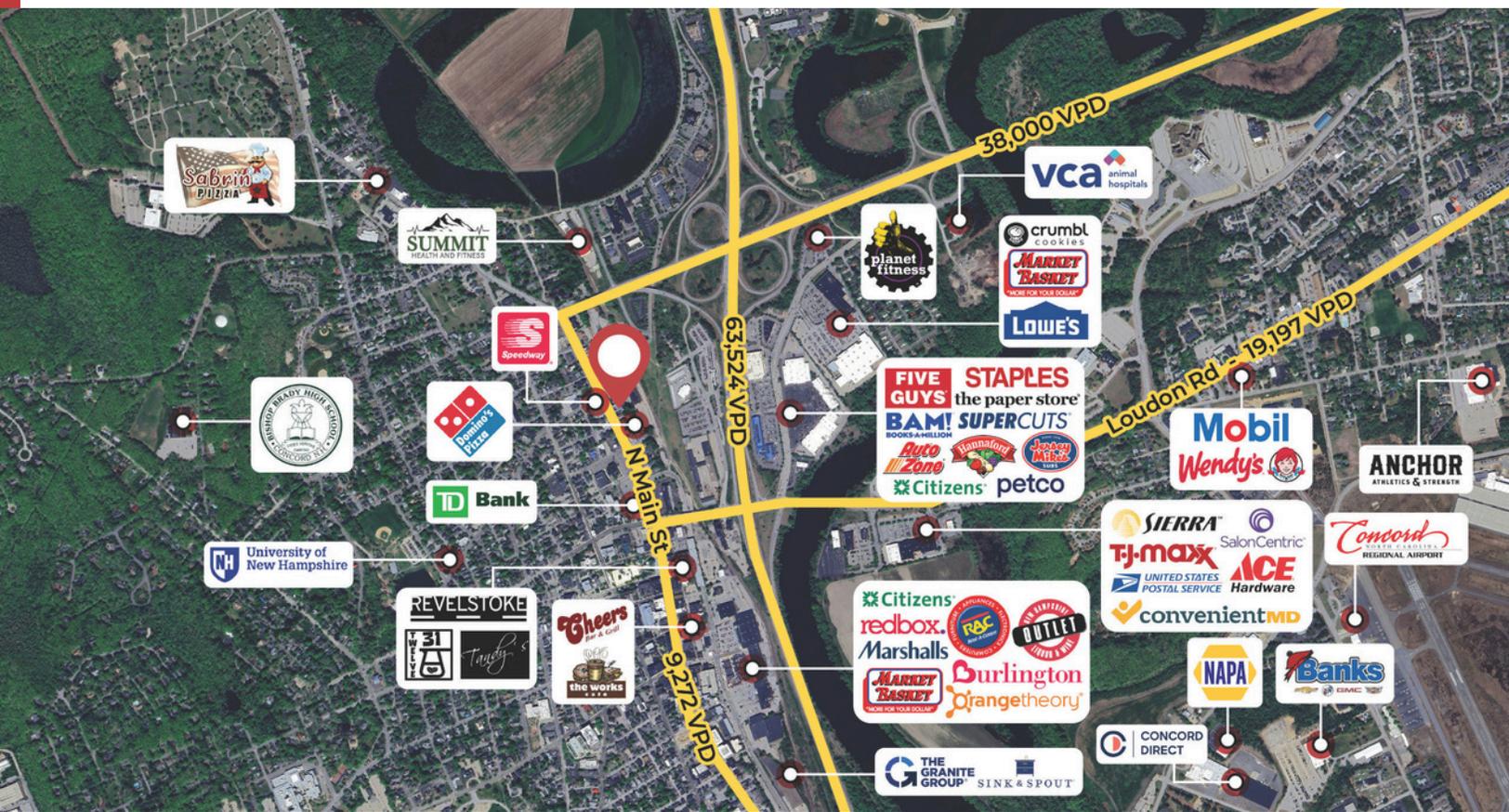
Sublease opportunity of prime office space close to downtown Concord, The space can come fully-furnished or emptied upon possession.

### PROPERTY FEATURES:

- Ample Parking
- Class A space
- Central Air
- Close to Downtown Concord

**[VIRTUAL TOUR LINK 1](#)**  
**[VIRTUAL TOUR LINK 2](#)**

# DEMOGRAPHICS



## 2025 SUMMARY

| 2025 SUMMARY     | 2 MILE   | 5 MILE    | 10 MILE   |
|------------------|----------|-----------|-----------|
| Population       | 22,106   | 45,183    | 90,098    |
| Households       | 9,559    | 19,187    | 37,591    |
| Families         | 4,815    | 10,992    | 23,846    |
| Avg HH Size      | 2.08     | 2.18      | 2.30      |
| Median Age       | 42.6     | 43.6      | 43.9      |
| Median HH Income | \$73,540 | \$86,376  | \$96,373  |
| Avg HH Income    | \$95,544 | \$111,182 | \$121,033 |

### BUSINESSES (10 MILE)



**5,248**

TOTAL BUSINESSES



**67,818**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$96,373**

MEDIAN HH INCOME



**\$50,514**

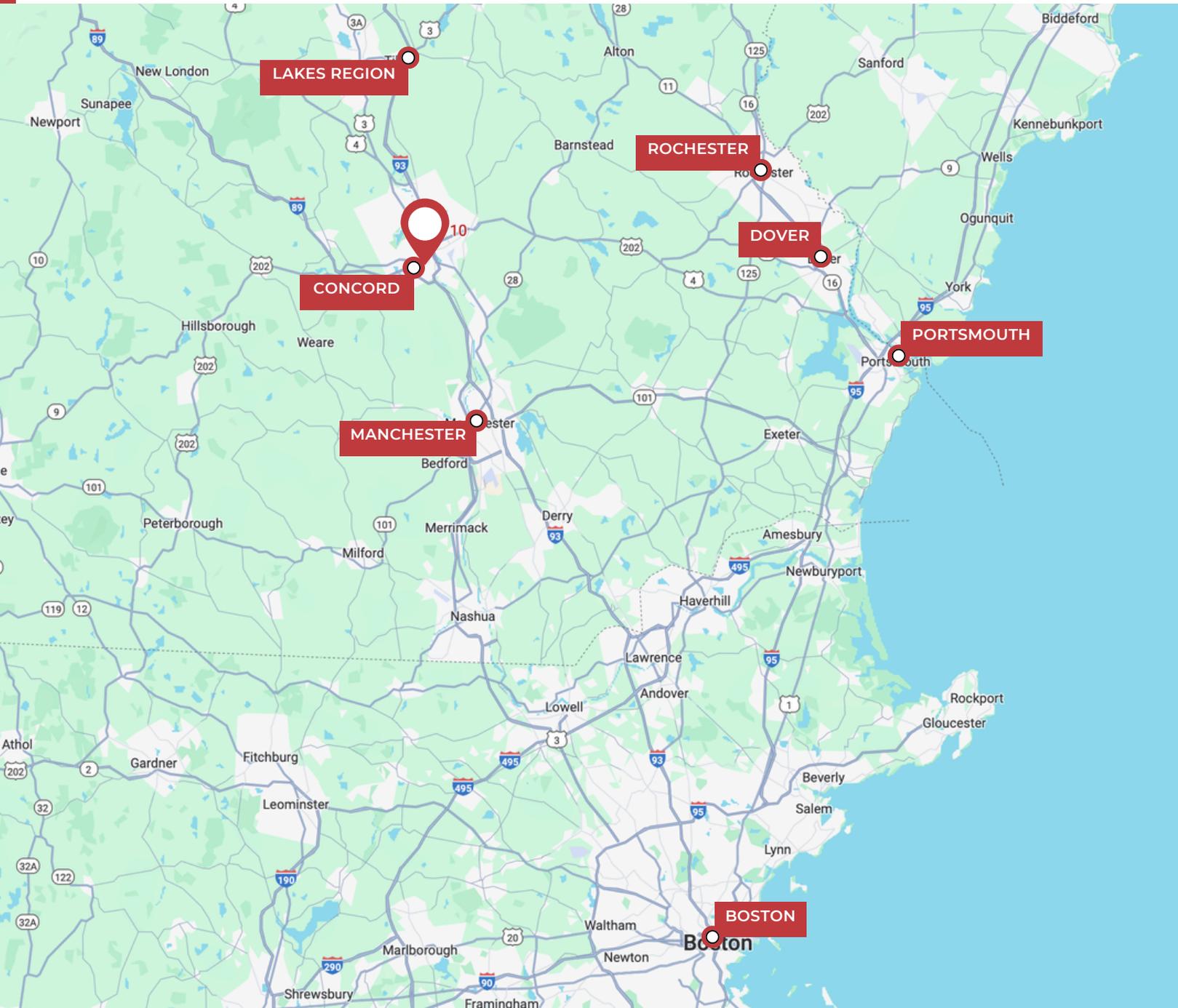
PER CAPITA INCOME



**\$321,148**

MEDIAN NET WORTH

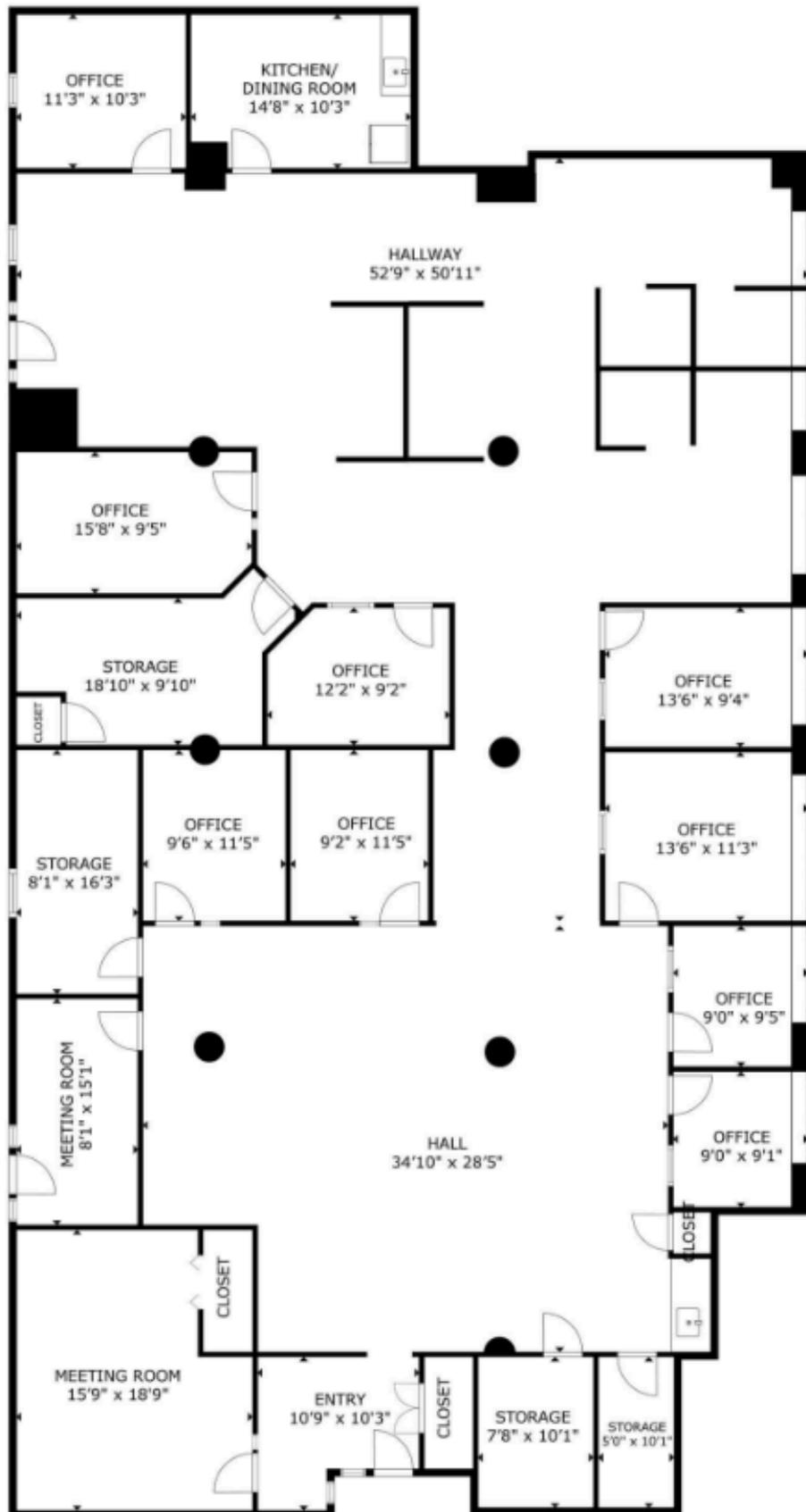
# MAP LOCATOR



## DRIVE TIMES TO:

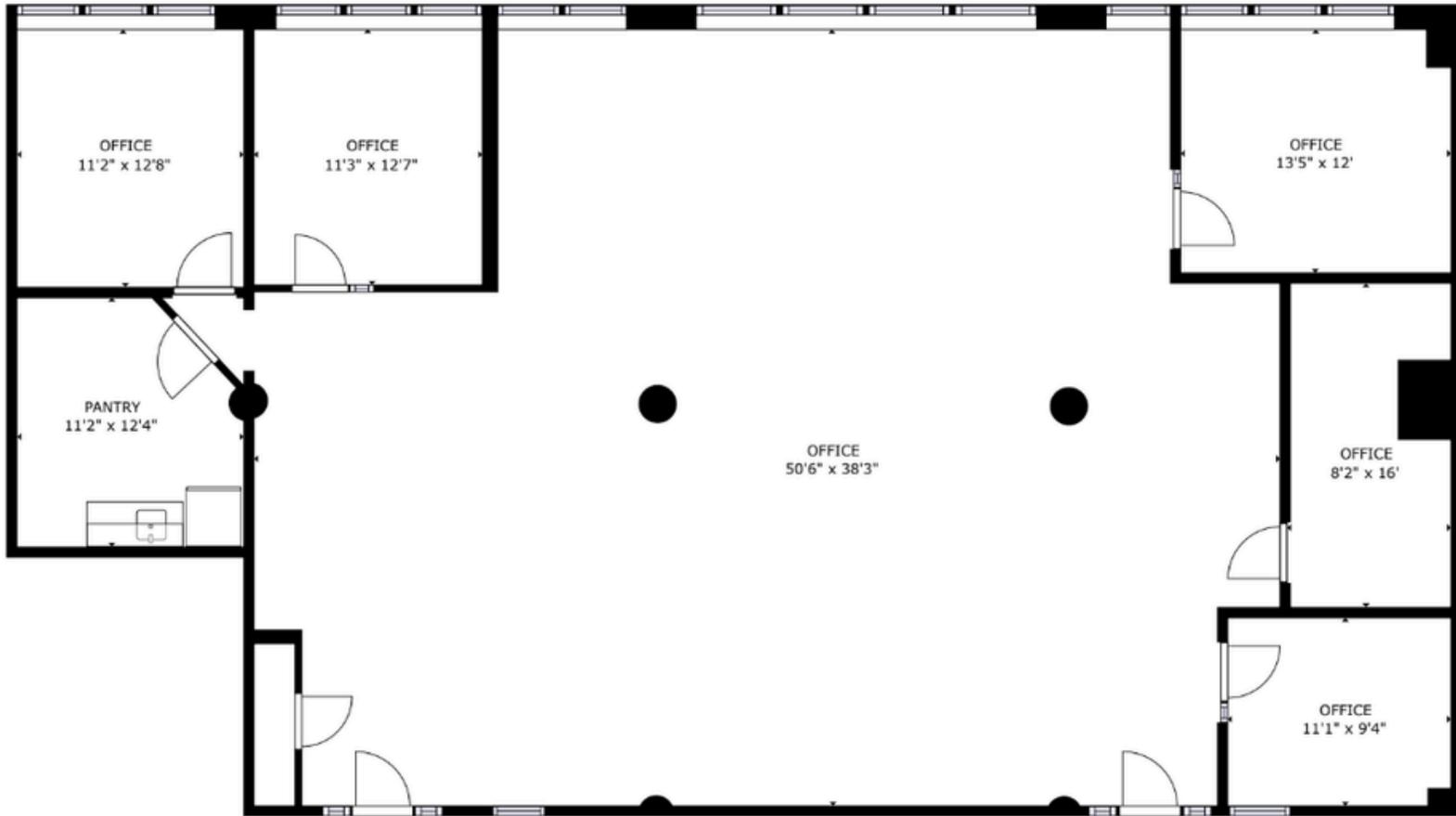
|                       |            |                         |           |
|-----------------------|------------|-------------------------|-----------|
| <b>Manchester, NH</b> | 23 mins    | <b>Lakes Region, NH</b> | 21 mins   |
| <b>Concord, NH</b>    | 10 mins    | <b>Dover, NH</b>        | 57 mins   |
| <b>Boston, MA</b>     | 1 h 8 mins | <b>Portsmouth, NH</b>   | 1 h 1 min |

# FLOOR PLAN Suite 302A



FLOOR PLAN

# FLOOR PLAN Suite 302B



# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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