

FOR SALE/LEASE

80 COMMERCIAL STREET

CONCORD | NEW HAMPSHIRE



32,572 SF OFFICE BUILDING ON 2.75 ACRES

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer for sale or lease 80 Commercial Street in Concord, New Hampshire. This meticulously maintained headquarters office building has been occupied in its entirety by Graphic Packaging International (GPI) since 2015. GPI plans to vacate the property when their lease expires on February 28, 2025.

Located in the popular Corporate Center at Horseshoe Pond, 80 Commercial Street, a 32,572 SF three-story office building, is situated on 2.74 acres overlooking Horseshoe Pond. This five-building office park is home to Concord Hospital's medical offices, Lifestance Health, New England Ecological Services, the Social Security Administration, the Grappone Conference Center and the Courtyard by Marriott Hotel.

The Corporate Center at Horseshoe Pond is a land condominium on approximately 16.46 acres. There are five land units -

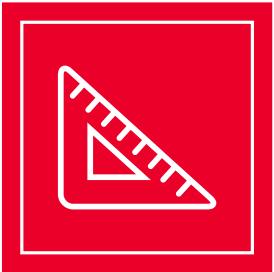
- Unit 1 - 70 Constitution Avenue, 3.106 acres, Courtyard by Marriott hotel
- Unit 2 - 40 Commercial Street , 3.822 acres, Grappone Conference Center and
- Unit 3 - 60 Commercial Street, 3.263 acres, Concord Hospital medical offices
- Unit 4 - 70 Commercial Street, 3.518 acres, three-story multi-tenant office building
- Unit 5 - 80 Commercial Street, 2.746 acres, the subject property

Although it is a land condominium, there are no condominium fees and every property owner takes care of the landscaping, snow removal, etc. for their respective properties.

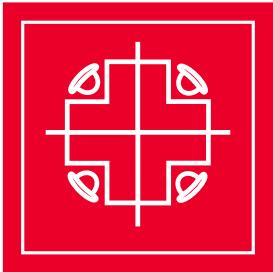
Located just blocks from the State House, unlike many other areas, the office market in Concord has seen brisk leasing activity. With an inventory of 1.3 million square feet of office space, Concord's Class A office market currently boasts a healthy vacancy rate of 5.4%.

80 Commercial Street has all municipal utilities including natural gas and is fully leased through February 28, 2025. The property is fully air-conditioned with all new HVAC units in 2020. Quality construction, exceptional highway visibility and access make this property a superior opportunity for any investor or owner occupant.





32,572 SF



2.75 ACRES



EASY ACCESS

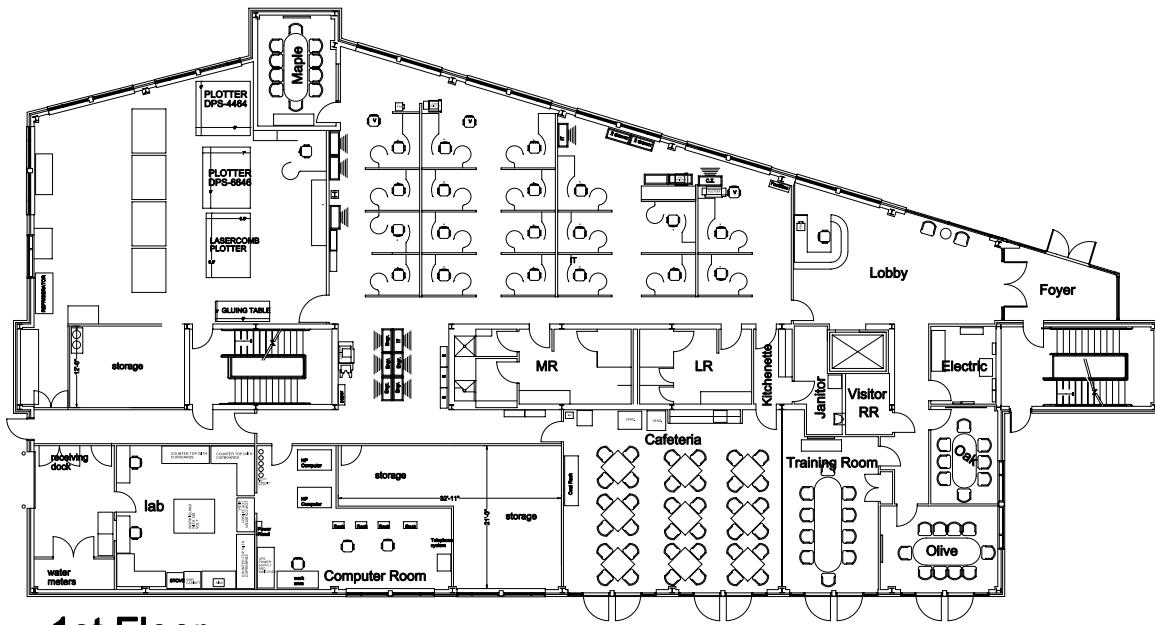


PROPERTY SPECIFICATIONS

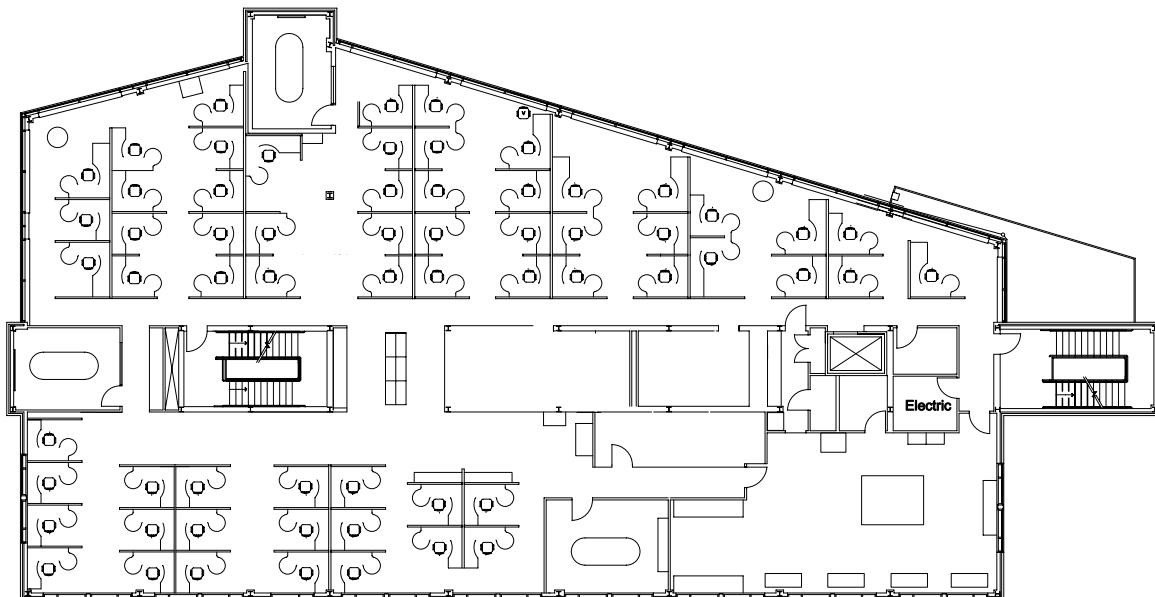
BUILDING SIZE:	32,572 RSF
SITE SIZE:	±2.75 acres of the ±16.46 acres of condominium land.
BUILDING TYPE:	Three-story Class A office building. Award-winning design by Warrenstreet Architects
OCCUPANCY:	Leased in its entirety to Graphic Packaging International through February 28, 2025.
REAL ESTATE TAXES:	2022-2023 taxes were \$119,622.15
AVAILABLE FOR OCCUPANCY:	March 1, 2025
YEAR BUILT:	2000 by Hutter Construction. New paint and carpet 2020.
CONSTRUCTION:	Structural steel frame metal deck with concrete fill floors and brick veneer/curtain wall on metal stud wall framing exterior façade. Floor to floor height is 13' 6"
WINDOWS:	Aluminum-frame tinted insulated with thermal heat panels around the window perimeter on every floor
ROOF:	EPDM with stone ballast
UTILITIES:	Municipal water and sewer - City of Concord Electricity - Unitil Natural gas -Liberty Utilities
RESTROOMS:	Men's and women's restrooms on each floor with touchless soap dispensers, sinks, towel dispensers and auto-flush toilets. The men's room on the first and third floors and the women's room on the second floor have showers (2 each) and lockers.
TELECOM:	Comcast, Verizon and Consolidated Communications
ELECTRICAL:	1200 amps, 277/480 volts, 3-phase
HVAC:	100% air-conditioned. Three 15-ton and two 20-ton multi-zone Carrier RTU's with VAV-RTU open controllers and i-Vu system with 27 new Carrier VAV boxes with electric heat and 13 cooling boxes installed in 2020
LIGHTING:	Mostly T8 Florescent with some LED
LIFE SAFETY:	Wet sprinklered throughout
SECURITY:	Win-Pak building access systems, standard RFID technology and badges
GENERATOR:	Kohler model 30RCL for APC Battery Backup
ZONING:	OCP - Opportunity Corridor provides for a wide variety of uses including medical office, education, financial services, municipal and government services and residential
ELEVATOR:	Stanley 2,500 lb. passenger
LOADING:	Ground level overhead door
PARKING:	122 paved spaces 3.8/1000 RSF



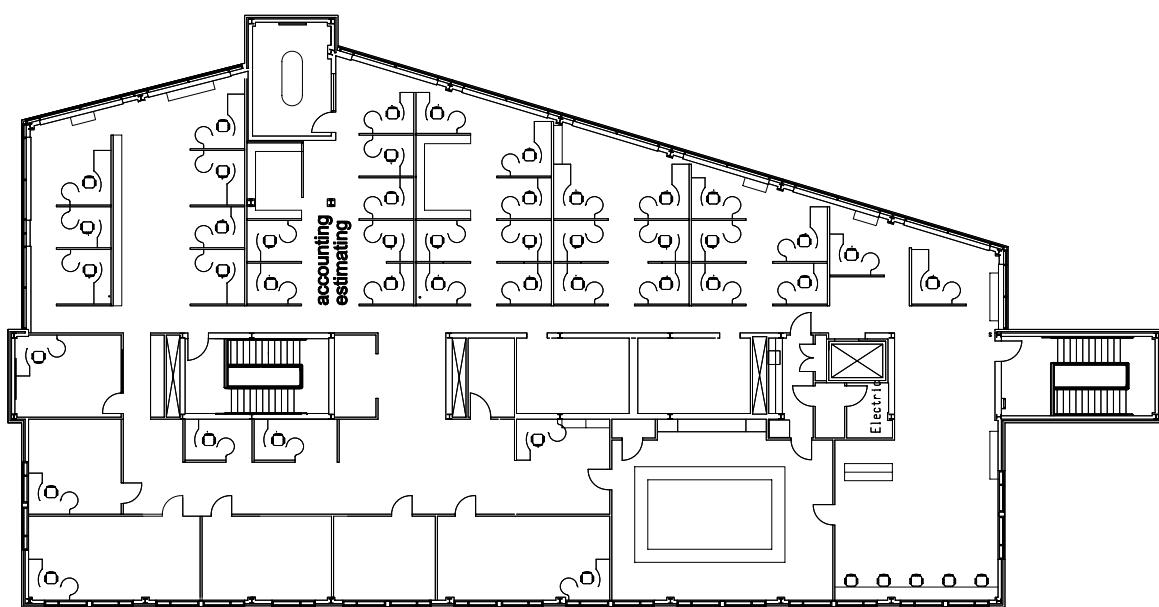
FLOOR PLANS



1st Floor

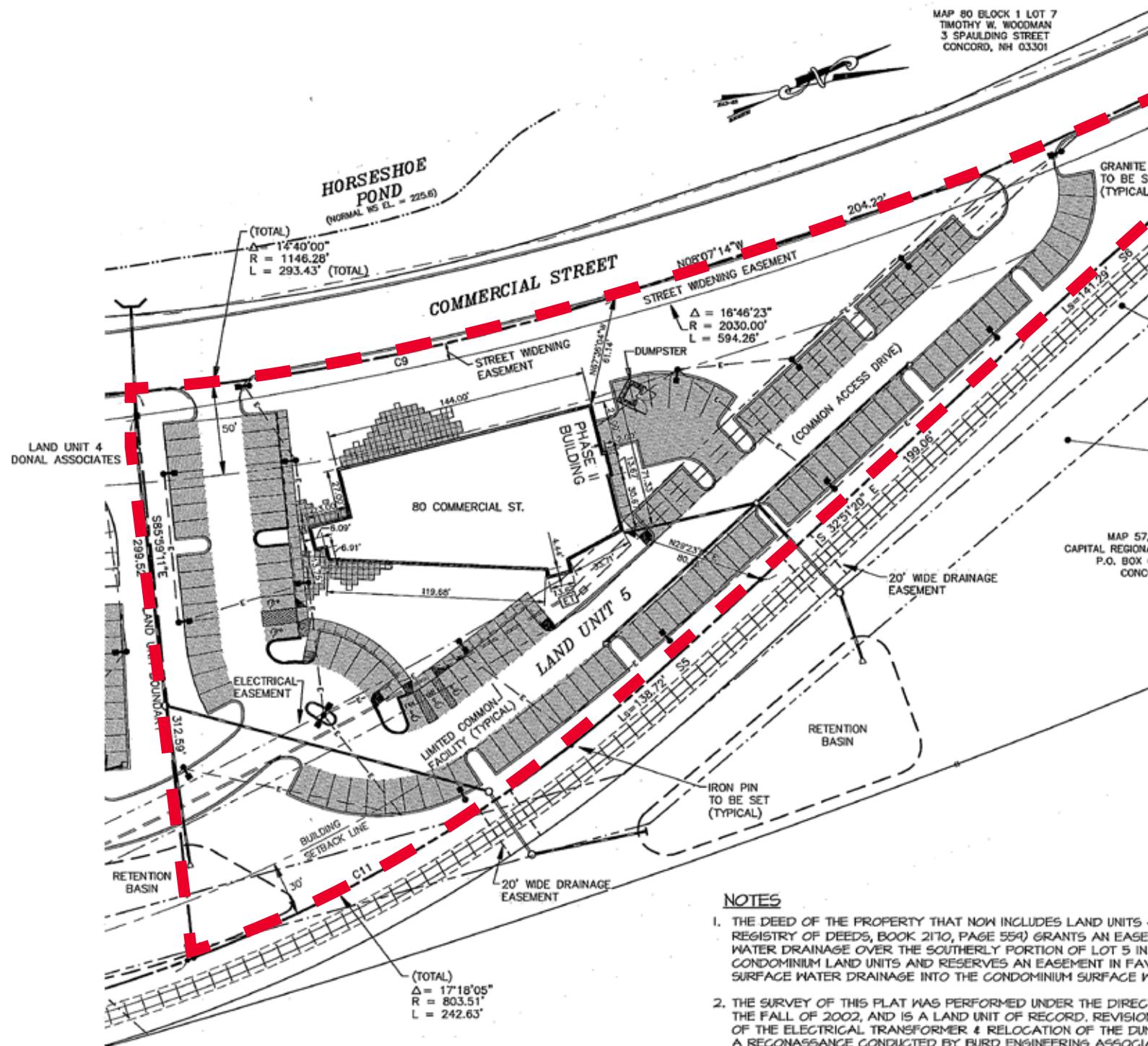


2nd Floor

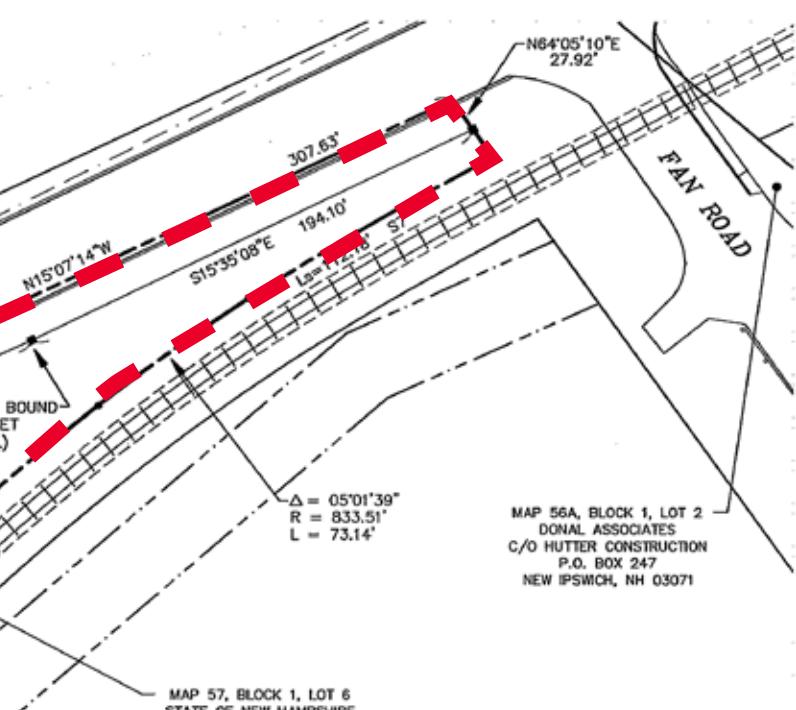


3rd Floor

SITE PLAN



NOTES



MAP 57, BLOCK 1, LOT 6
STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
P.O. BOX 483
CONCORD, NH 03301

30' WIDE CECO
ELECTRIC EASEMENT

BLOCK 1, LOT 5
AL DEVELOPMENT COUNCIL
664, 14 DIXON AVE.
ORD, NH 03301

CERTIFICATION PERSUANT TO RSA 676:18

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. A COPY OF THIS PLAN HAS BEEN FILED WITH THE CITY OF CONCORD.

9-7-06
DATE

SURVEYOR

CERTIFICATION

I CERTIFY THAT THE WITHIN PLAN CONSISTING OF ONE PAGE IS ACCURATE AND FULLY COMPLIES WITH THE REQUIREMENTS OF NEW HAMPSHIRE RSA 356-B.20 I AND V AND THAT ALL UNITS AND LIMITED COMMON AREAS DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

SIGNATURE

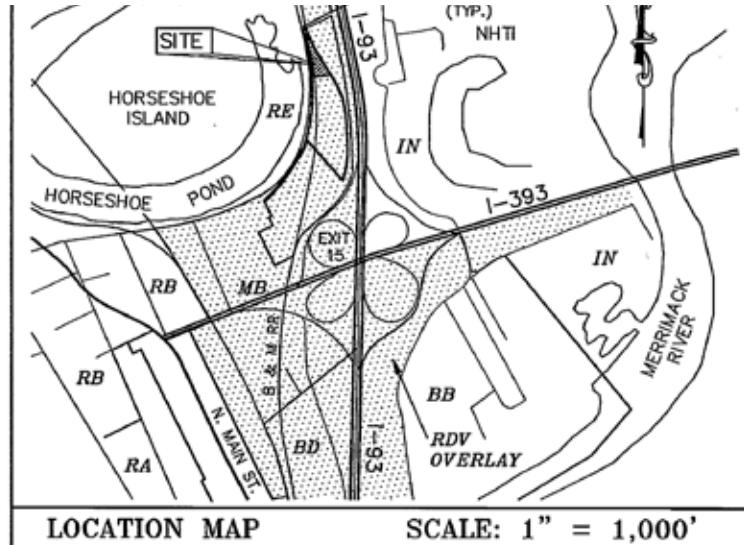
CERTIFICATION

I HEREBY CERTIFY THAT THE LAND UNIT AREA SHOWN HEREON HAS BEEN COMPUTED UNDER MY DIRECT SUPERVISION AND THAT IT HAS AN ERROR OF CLOSURE OF NO LESS ACCURACY THAN ONE PART IN 10,000.

9-7-06
DATE

LEGEND

■	BOUND FOUND	■	WATER SHUTOFF
■	GRANITE BOUND TO BE SET	■	FIRE HYDRANT
●	IRON PIN TO BE SET	■	DRAIN LINE
■	UTILITY POLE	—S—	SEWER LINE
■	TELEPHONE PEDESTAL	—W—	WATER LINE
○	CATCH BASIN - ROUND	—○—	OVERHEAD ELEC./TEL.
□	CATCH BASIN - SQUARE	—X—	CHAIN LINK FENCE
◎	SEWER MANHOLE	—=—	WIRE MESH FENCE
■	AREA LIGHT	—=—	ELECTRIC LINE



**METES & BOUND DESCRIPTIONS
OF LAND UNIT 5**

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C9	13°29'57"	1146.28'	270.07'
C11	17°18'05"	803.51'	242.63'
C17	03°00'52"	2030.00'	106.81'

SPIRAL TABLE

SPIRAL	TIE COURSES BEARING	DISTANCE	BEARING TO CURVE CENTER (FROM CS)
S5	N31°13'48" W	138.68'	S62°02'40" W
S6	N31°12'54" W	141.24'	N62°02'40" E
S7	N20°04'36" W	112.15'	N67°04'19" E

FLOOR AREAS

BUILDING	1st FLOOR	2nd FLOOR	3rd FLOOR
80 COMMERCIAL ST.	10,743 S.F.	10,590 S.F.	10,590 S.F.

ALL AREAS ARE TO FACE OF EXTERIOR WALLS

INDICATE LIMITED COMMON AREAS

LAND UNIT 5 - 80 COMMERCIAL ST. AREA = 2.75± AC.

APPENDIX B-2 (LUS)

AREA OVERVIEW

CONCORD OVERVIEW

The City of Concord is the capital of the State of New Hampshire and host to a very robust, stable, commercial and retail development base. This is mostly due to Concord's role as being home to the majority of the State and Federal government offices and bureaus located in New Hampshire. This unique blend of private industry and government uses make Concord one of New Hampshire's most stabilized and diversified commercial real estate markets.

The greater Concord economy is vibrant and growing. Consistent growth is witnessed throughout the downtown area and suburbs mostly by high-technology companies, software firms, government agencies and large employers like Concord Hospital and the University System of New Hampshire.

Concord's central location just one hour from Boston, the Seacoast and the White Mountains offers a very unique quality of life that is hard to match. Concord's high-quality municipal support services are a draw for many of its citizens and companies seeking to locate here and have consistently earned Concord the top ranking as one of the most desirable communities in New Hampshire in which to live and work. Its cultural and educational resources are among the best in the region. Concord's proximity to the Merrimack River and typical New England rural areas complements the high-quality service of its commercial areas and comfortable nature of its residential neighborhoods. Concord is a key transportation hub offering excellent highway access in all directions North/South via I-93, I-393, I-89 and East/West via Routes 4, 9 & 202.

Concord's mix of government and private industry offers a unique market stability dynamic. Concord is host to approximately 1.3 million square feet of multi-tenant office space, 895,300 square feet of which is Class A office space located Downtown and on I-93 in the Horseshoe Pond area. Concord has the lowest vacancy rate of the six office markets C&W tracks with Concord Class A office vacancy currently 5.4%. Concord Class A rental rates are typically quoted on a NNN basis and can range between \$15.00 to \$23.00 per square foot.

New Hampshire's highly educated workforce, its focus on growth industries, its low tax (no sales, income or state capital gains tax), business friendly environment and superior quality of life combined with Concord's central location and concentration of government offices make Concord, New Hampshire an excellent choice for real estate investment.

	POPULATION	AVG HOUSEHOLD INCOME	MEDIAN AGE
5 miles	45,712	\$102,597	41.5
10 miles	91,318	\$110,693	43.4
15 miles	165,239	\$113,436	42.6
20 miles	350,189	\$109,385	41.6

ACCESS

.8 mile to I-93/I-393 and Route 202 interchange

.9 mile to North Main Street

1 mile from I-93 Exit 15 W

2.9 miles to Route 4

5.1 miles to I-89

24 miles to Manchester Boston Regional Airport

40 miles from NH/Mass border

3 Miles

80 Commercial St, Concord

TRAFFIC COUNTS

I-93 East of I-93

44,532 ADT

I-93 North of Delta Drive

50,495 ADT

I-93 South of Exit 15E

63,534 ADT



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CONCORD | NEW HAMPSHIRE

COMMERCIAL
STREET

DISCLAIMER: This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness.

Any projections, opinions, assumptions or estimates used are for example only and do not represent the future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.