

General Information

*Property address: 188 North Main Street, Concord, NH 03301

- * ☒ Property Type: Office; Retail
- ☒ Access and Directions to property: I-93 Exit 14 for NH-9/Loudon Rd toward State Offices; turn left onto NH-9W/Loudon Rd; turn left onto N Main Street-destination on left.
- ☒ Full description of Lot or Property: First floor 1,600 +/- SF unit now available for lease/rent. Multiple private rooms/offices/conference rooms and large open areas.. Kitchenette and private restroom with shower. Mostly hardwood floors and high ceiling heights with tin ceilings. Historic building with all the needed business amenities! Ramp access and street signage. Parking areas on side and rear of property and located in downtown business area just across from courthouse and registry. HEAT INCLUDED.
- *❖ ☒ Lot #: 46-4-7
- * ☒ Pricing: \$2,395 per month INCLUDING HEAT. (Gross)

Site Data

- *❖ ☒ Lot Size: .31 Acres
- *❖ ☒ Frontage: Primary Road: 65' Secondary Road: _____
- *❖ ☒ Square Footage of Structure(s): 10,083 Unit Size: 1,600 +/- SF
- *∇ ☒ Number of Floors: Unit is located on first floor.
- *❖ ☒ Sewage: Municipal
- ❖ ☒ Gas: ☐ Propane ☒ Natural
- * ☒ Water: ☐ Well ☒ Municipal
- ∇ ☒ Number of Bathrooms: One full bath for the unit. (w/ shower)
- ∇ ☒ Basement: Unfinished-
- ∇ ☒ Included: Furniture: If any exists, neither the condition or functionality is represented by Owner. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
Other: _____
- ∇ ☒ Parking Spaces: 15+
- ∇* ☒ Number of docks: _____ Door height: _____ ☒ NA
- ∇* ☒ Number of drive-in doors: _____ Door height: _____ ☒ NA
- ∇* ☒ Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.
- *❖ ☒ Zoning: CU ☐ Permitted Uses: _____
- ❖ ☒ Signage: Signage is available on street sign.
- *❖ ☒ Traffic count report: closest number: see City information where: _____

Building Construction

- *❖ ☒ Age of Building(s): 1920
- *∇ ☒ Type of Construction: Wood
- *∇ ☒ Ceiling Height: 9' +/- in portions. Areas of unit have high ceilings. ☐ Varied
- *∇ ☒ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl
- *∇ ☒ Floors (Carpeted, concrete, tile, etc.) Mostly hardwood
- *❖ ☒ Roof (Tile, Asphalt shingle, slate, etc.): Portions of slate and asphalt shingle
- *❖ ☒ Lighting: Varies

Building Services

- *❖ ☒ Heat Source (Fuel)/Heat Type: Natural Gas / Steam
- *❖ ☒ Air Conditioning Source/Type: Window units
- *∇ ☒ Handicapped Access: Unit can be accessed via ramp.
- *∇ ☒ Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- *∇ ☒ Sprinklers: ☐ Wet ☐ Dry None: X
- *❖ ☒ Electrical Service: Unknown

☒ Additional Features: Tenant responsible for trash

Additional Information

*▽ ☒ NNN amount: ☒ NA Nets include:

☒ Association Fees: ☒ NA

*❖ ☒ Taxes: The tenant is not responsible for taxes. per year. For year:

*❖ ☒ Deed: Book: 3773 Page: 2539 Date: 12-16-21 Additional: None - N/A Not available:

❖ ☒ Area:

o Other businesses: The Crust and Crumb Baking Co.Chuck's BARbershop;The Post Downtown

o Transportation: I-93; Route 9 Loudon Road

o Local improvements: I-93 Improvements

o Other area notables: _____

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