

# Retail Office Building on Loudon Rd

## 163 Loudon Rd , Concord, NH 03301



Listing ID: 30853208  
Status: Active  
Property Type: Retail-Commercial For Lease  
(also listed as Office)  
Retail-Commercial Type: Free-Standing Building, Mixed Use  
Contiguous Space: 500 - 6,959 SF  
Total Available: 6,959 SF  
Lease Rate: \$9.50 - 12.50 PSF (Annual)  
Base Monthly Rent: \$5,509 - 7,248  
Lease Type: NNN



### Overview/Comments

Free standing building offers an expansive second floor office environment spanning 6959 square feet. Natural light floods the space through large windows, creating a stimulating and productive atmosphere. The layout is conducive to fostering collaboration and creativity, with multiple separate office areas that can accommodate teams of varying sizes. Ample common areas provide opportunities for informal meetings and brainstorming sessions.

**Strategic Location:** Situated in a high-traffic area, this building benefits from excellent visibility and accessibility, ensuring your business captures the attention of both pedestrians and motorists.

**Parking:** A dedicated parking lot offers convenient parking for both clients and employees, making visits hassle-free.

Don't miss out on this exceptional opportunity to establish your business in a thriving location that is easily accessed via Loudon Rd and East Side Dr.

### More Information Online

<https://www.newenglandcommercialproperty.com/listing/30853208>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN: 858  
Retail-Commercial Type: Free-Standing Building, Mixed Use, General  
Zoning: GENERAL COMMERCIAL DISTRICT  
Building Name: 163 Loudon Rd

Gross Building Area: 13,972 SF  
Building/Unit Size (RSF): 6,959 SF  
Land Area: 0.65 Acres

### Available Space

Suite/Unit Number: 2  
Suite Floor/Level: 2  
Space Available: 6,959 SF  
Minimum Divisible: 500 SF  
Maximum Contiguous: 6,959 SF  
Space Type: Relet

Date Available: 08/18/2023  
Lease Rate: \$9.50 - 12.50 PSF (Annual)  
Lease Type: NNN  
Parking Spaces: 0  
Real Estate Taxes: \$23,397 PSF (Annual)

### Area & Location

Retail Clientele: General, Business  
Property Located Between: On Loudon Rd near East Side Dr  
Property Visibility: Excellent  
Largest Nearby Street: Loudon Rd  
Feet of Frontage: 111

Traffic/Vehicle Count: 16,000  
Highway Access: Approximately 0.5 miles to I-393 via East Side Dr.  
Approximately 2 miles to I-93 via Loudon Rd  
Area Description: Businesses, shopping, dining.

### Building Related

Tenancy: Multiple Tenants  
Total Number of Buildings: 1

Number of Stories: 2  
Property Condition: Good

Year Built:	1971	Passenger Elevators:	1
Roof Type:	Flat	Heat Type:	Natural Gas
Construction/Siding:	Block, Brick	Heat Source:	Central
Exterior Description:	Painted brick	Air Conditioning:	Engineered System
Parking Type:	Surface		

### Land Related

Zoning Description:	CG - Commercial General	Water Service:	Municipal
Lot Frontage:	111	Sewer Type:	Municipal
Lot Depth:	272	Legal Description:	Mblu 603/Z 48/ / /

### Location

Address:	163 Loudon Rd , Concord, NH 03301
County:	Merrimack
MSA:	Concord



### Property Images



163LoudonRd026



163LoudonRd025



163LoudonRd028



163LoudonRd049



163LoudonRd035



163LoudonRd048



163LoudonRd050



163LoudonRd047



163LoudonRd041



163LoudonRd036



163LoudonRd039



163LoudonRd044



163LoudonRd037



163LoudonRd042



163LoudonRd033



GROSS INTERNAL AREA

Below Ground: 212 sq. ft. FLOOR: 2 6233 sq. ft.

ENCLOSURE ABOVE: 24,000 sq. ft.

TOTAL: 6445 sq. ft.

Please check the listing sheet for the square footage. It is representative and subject to final audit. See the listing agreement.

all\_floors\_jpg\_163\_loudon\_road\_concord



163LoudonRd031



163LoudonRd006



163LoudonRd032



163LoudonRd007



163LoudonRd008



163LoudonRd019



163LoudonRd015



163LoudonRd023



163LoudonRd016

## Property Contacts

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