



The  
**DUPREY**  
COMPANIES

**For Lease**

# Large Medical Office Space

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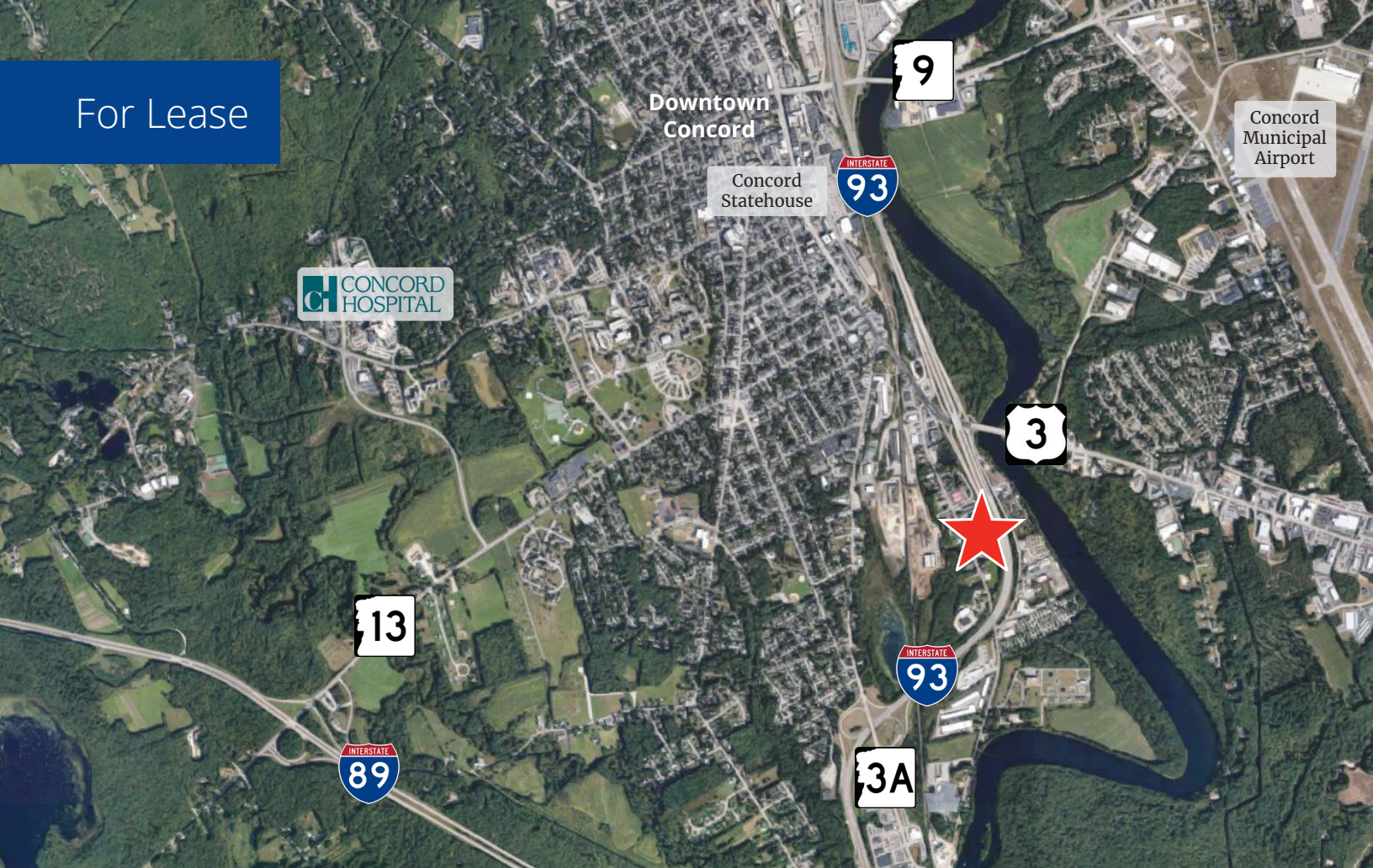
## 81 Hall Street Concord, NH

### Property Highlights

- 10,600± SF medical office space available in a professional office building
- Space consists of 18 exam rooms, 8 offices, a waiting room, 2 reception areas, 5 bathrooms, a kitchen, 2 labs, and open areas
- Signage opportunities facing I-93N with 38,491 VPD per NHDOT 2019
- Ample on-site parking
- Located right off I-93, Exit 13, allowing easy access to downtown Concord and just minutes to Concord Hospital

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## Specifications

Address:	81 Hall Street
Location:	Concord, NH 03301
Building Type:	Medical office
Year Built:	1984
Total Building SF:	17,258±
Available SF:	10,600±
Floors:	2
Utilities:	Municipal water & sewer; natural gas
Zoning:	Opportunity Corridor Performance District (OCP)
Parking:	Ample
Lease Rate:	\$19.95 full gross



## 5 Mile Demographics



Avg HH Income  
**\$89,615**



# of Households  
**17,062**



Avg Population  
**42,677**

Source: U.S. Census Bureau, Census 2010. Esri forecasts for 2019



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