

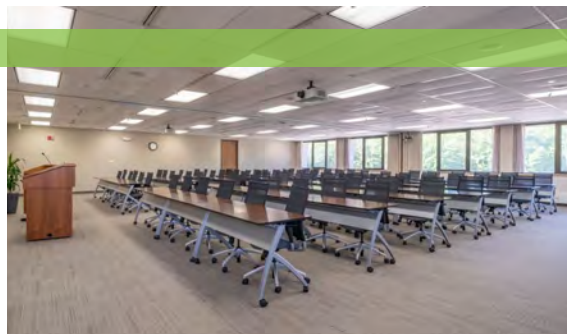
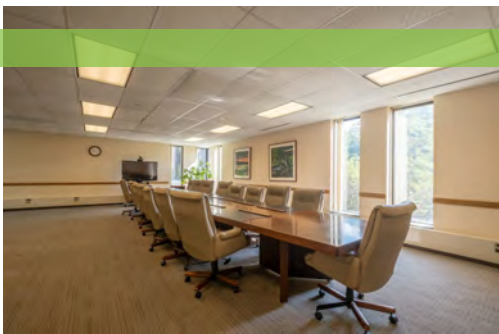
OFFICE SPACE FOR LEASE

ONE GRANITE PLACE | CONCORD, NH

114,000 SF Available

FEATURES

- ✓ 3 Story Atrium Lobby
- ✓ Located in a Natural Setting
- ✓ Proximity to Interstate 93



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ONE GRANITE PLACE | CONCORD, NH

The South Tower at One Granite Place is situated within a beautifully landscaped 35-acre campus setting. Constructed in 1985, this 114,000 SF fully air-conditioned and wet sprinklered, four-story office building offers tenants a 3-story atrium lobby with fitness center, conference rooms and auditorium space.

The Property can be leased as a single-tenant full building, or by individual 28,500 SF floor plates. Institutional District zoning provides flexibility for a wide variety of commercial uses.

SPECIFICATIONS

BUILDING AREA:	+114,000 SF
LAND AREA:	35 Acres
ZONING:	IS – Institutional District
YEAR BUILT:	1985
STORIES:	4 stories
CONSTRUCTION:	Structural Steel Frame with Brick and Concrete Panel Exterior
ROOF:	EPDM Membrane
TELECOMM:	Consolidated Comm. (T1 & ISDN) and AT&T (T1 and Fiber)
WATER/SEWER:	Municipal
ELECTRIC:	2000 amp, 480/277 volt, 3-phase (Unitil)
PARKING:	822 Spaces Shared with North Tower
HVAC:	Fully Air Conditioned (RTU's) with Oil-Fired, Baseboard Radiator Heat
FIRE SAFETY:	Fully Wet Sprinklered Throughout
ELEVATORS:	3 Passenger, 1 Freight Elevator
LOADING:	Ground-Level 8' x 10' Overhead Door
GENERATOR:	Two Diesel Emergency Generators



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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P R O P E R T I E S

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