

# ONE EAGLE SQUARE • CONCORD, NH

## Prime professional location in New Hampshire's Capital

One Eagle Square is a prominent and historic brick office building located on the newly renovated Main Street in Downtown Concord, NH. Set immediately across the street from the State Capital, this property offers Class A office suites in a prime, visible, high-traffic area, with some of the best views in the City of Concord.

This brick building consists of five floors of retail and office space that is ideal for government, designers, colleges/universities, medical, or service-related businesses. It consists of 60,060 sq. ft. and offers very attractive and flexible floor plans. Office suites range in size from 194 to 10,577 sq. ft.

One Eagle Square is conveniently located with easy access to Interstates 93 and 393, as well as Routes 9, 4, and 202. Manchester-Boston Regional Airport is a short 25 minute drive.

As the state capital, Concord draws a diverse and populous workforce, as well as regularly welcomes large numbers of visitors to the downtown area.

## SPECIFICATIONS:

<b>Building Area:</b>	60,060 sf
<b>Land Area:</b>	0.36 acres
<b>Property Type:</b>	Mixed-use: Retail/Office/ Governmental
<b>Zone:</b>	CBP: Central Business Performance
<b>Year Built:</b>	1900
<b>Stories:</b>	5
<b>Elevators:</b>	2
<b>Construction:</b>	Brick masonry
<b>Roof:</b>	T&G/Rubber
<b>Lighting:</b>	Fluorescent
<b>Water/Sewer:</b>	Municipal
<b>Parking:</b>	Surface/Garage
<b>HVAC:</b>	Steam heat, and central air conditioning
<b>Fire Safety:</b>	Full sprinkler and fire alarm system
<b>Security:</b>	Alarmed, secured main entrances



*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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# FOR LEASE

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