

For Sale



## Specifications

Address:	4 Bouton Street
Location:	Concord, NH 03301
Building Type:	Office
Year Built:	1958
Total Building SF:	33,200±
Floors:	3
Acreage:	1.72± acres plus .53± acre parking field
Elevator:	Yes
Sprinkled:	No
Utilities:	Municipal water & sewer Oil
Road Frontage:	350' on Bouton/North State Streets
Zoning:	IS - Institutional District
Parking:	109 spaces
2022 Taxes:	\$86,627 (both lots)
List Price:	\$3,600,000



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## High Visibility Office Building

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## 4 Bouton Street Concord, NH

### Property Highlights

- 33,200± SF 3-story office building on 2.25± acres, the long-time home to Concord Group Insurance
- Property features a large parking lot with approximately 109 spaces
- The east entrance is at the signalized intersection of Bouton and North State Streets, a highly traveled road with a traffic count of 19,360 AADT per NHDOT 2022
- Located about 0.5 miles from the I-93/I-393 interchange and Route 202; less than a mile from Concord's downtown area which is home to restaurants, specialty shops, historic buildings, entertainment, and the State House

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