

MEDICAL OFFICE –INVESTMENT SALE



100% Leased
NNN Investment

Medical Office Building
1095 Alpine Road
Franconia, NH

Anchored by
Long Standing Orthopedic
/Physical Therapy Practice

Strong in-place rent with
annual escalations





LISTING TEAM

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Alpine Clinic/Littleton Regional Hospital

1095 Profile Road, Franconia NH

PRICE

\$4,500,000

CAP RATE

7.8% on current rent

8.7% on year 10 rent

LEASE OVERVIEW

Fully Leased

Annual 1.75% rent increases

Limited Landlord Responsibilities

Two/Five Year Options

Renovated 2024

Current NOI

\$336,054

Lease Type

NNN

Option Rent Increases

The greater of current rent or fair market

Lease Expiration

September 30, 2036

Building Size

13,592 RSF

Land Area

3.05 Acres

RENT ROLL

Tenant Names - Alpine Clinic/Littleton Regional Hospital
Initial Lease LRH Orthopedic Practice
Amended – 7/1/2026 to add LRH Psychiatric practice

TOTAL SQ. FT.	Term Years		Rent as of 10/1/26	Monthly Rent	Rent/RSF
13,592	10/1/2021	9/30/2036	*\$336,054	\$28,004	\$24.72/RSF
Option 1	10/1/2036	9/30/2041	- The greater of current rent or 95% of Fair Market		
Option 2	10/1/2041	9/30/2046	- The greater of current rent or 95% of Fair Market		

*1.75% Annual increases to the base rent every October 1st of the initial term

RENT SCHEDULE

Alpine Clinic & Mental Health Clinic					
1095 Profile Road, Franconia NH					
Annual Rent Schedule					
Annual Rent Increases	1.0175				
Base Rent Schedule - Updated 8/11/2026					
Tenant	Leased SF	Lease Start Date	Scheduled Rent	Annual Net Rent as of 10/1/2026	Net Rent Per SF
Income					
Littleton Hospital	13,592	10/1/21	10/1/26 - 9/30/27	\$ 336,054.00	\$ 24.72
			10/1/27 - 9/30/28	\$ 341,934.95	\$ 25.16
			10/1/28 - 9/30/29	\$ 347,918.81	\$ 25.60
			10/1/29 - 9/30/30	\$ 354,007.39	\$ 26.05
			10/1/30 - 9/30/31	\$ 360,202.51	\$ 26.50
			10/1/30 - 9/30/32	\$ 366,506.06	\$ 26.96
			10/1/31 - 9/30/33	\$ 372,919.91	\$ 27.44
			10/1/33 - 9/30/34	\$ 379,446.01	\$ 27.92
			10/1/34 - 9/30/35	\$ 386,086.32	\$ 28.41
			10/1/35 - 9/30/36	\$ 392,842.83	\$ 28.90
			Total Annual Base Rent	\$ 3,637,918.79	

LEASE ABSTRACT

PREMISES AND TERM

•Address	1095 Profile Road, Franconia NH
•Tenant	Alpine Clinic/Littleton Regional Hospital LRH Psychiatric and Mental Health Clinic
•Lease Premises	10,879 RSF Alpine Clinic 2,713 RSF Mental Health Clinic 13,592 Total RSF
•Lease Type	NNN
•Lease Expiration	09/30/2036
•Options	Two, 5 Year
•Rent Increases	Base Rent annual increases of 1.75%
•Year Built	2009
•Year Renovated	2023/2024
•Expenses	
•CAM	Tenant Responsibility
•Property Taxes	Tenant Responsibility
•Insurance	Tenant Responsibility
•Utilities	Tenant Responsibility
•HVAC	Tenant Responsibility
•Repairs & Maintenance	Tenant Responsibility
•Roof & Parking Lot	Tenant Responsibility





•The Alpine Clinic – 1095 Profile Road • Franconia, NH

•This 100% triple-net leased investment to Littleton Regional Healthcare offers an exceptional opportunity to acquire a recently refurbished medical office property in the heart of New Hampshire's White Mountains. The property features an energy-efficient design that incorporates distinctive mountain lodge architectural elements, allowing the building to blend naturally with its scenic surroundings. Recently refurbished in 2024, the property provides an attractive combination of modern functionality, established medical tenancy, and long-term investment appeal.

•About The Alpine Clinic & Franconia NH

•Located in the heart of New Hampshire's White Mountains, Franconia is one of New England's premier four-season recreation destinations, attracting residents and visitors from throughout the Northeast. The community is renowned for its proximity to Franconia Notch State Park, Cannon Mountain Ski Area, Bretton Woods, and an extensive network of hiking, biking, and outdoor recreation opportunities. This exceptional quality of life has made the region a desirable destination for both year-round residents and seasonal visitors, creating sustained demand for high-quality healthcare services.

•The Alpine Clinic has established itself as the leading orthopedic and sports medicine practice in Northern New Hampshire, providing specialized musculoskeletal care to patients throughout the North Country for more than two decades. The practice is staffed by board-certified, fellowship-trained orthopedic surgeons specializing in sports medicine, joint replacement, trauma, spine care, hand and upper extremity surgery, pain management, and physical therapy, delivering comprehensive orthopedic care close to home.

•As an affiliate of and owned by Littleton Regional Healthcare, The Alpine Clinic benefits from the resources, financial strength, and integrated healthcare network of one of Northern New Hampshire's premier regional medical systems. This affiliation provides seamless access to advanced diagnostic imaging, surgical services, rehabilitation, and coordinated patient care while ensuring the long-term stability of the practice. For investors, the property's occupancy by a well-established healthcare provider affiliated with Littleton Regional Healthcare represents a durable tenancy supported by the continued demand for specialized orthopedic services throughout Northern New Hampshire.



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