

Office for Lease

230 Commerce Way | Portsmouth Office Park | Portsmouth, NH

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Class A Office Space Available for Lease on Two Floors

The First Floor offers a suite of 5,165± RSF directly off the front entrance. The Third Floor suite is 8,339± RSF and can be demised. These spaces have large wrap-around windows letting in lots of natural light. Large outdoor patio in rear of the building. Convenient location off I-95 and close to downtown Portsmouth. Loads of free on-site parking.

For more information, please contact:

bow street, LLC
9 Emery Lane, Greenland, NH 03840

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

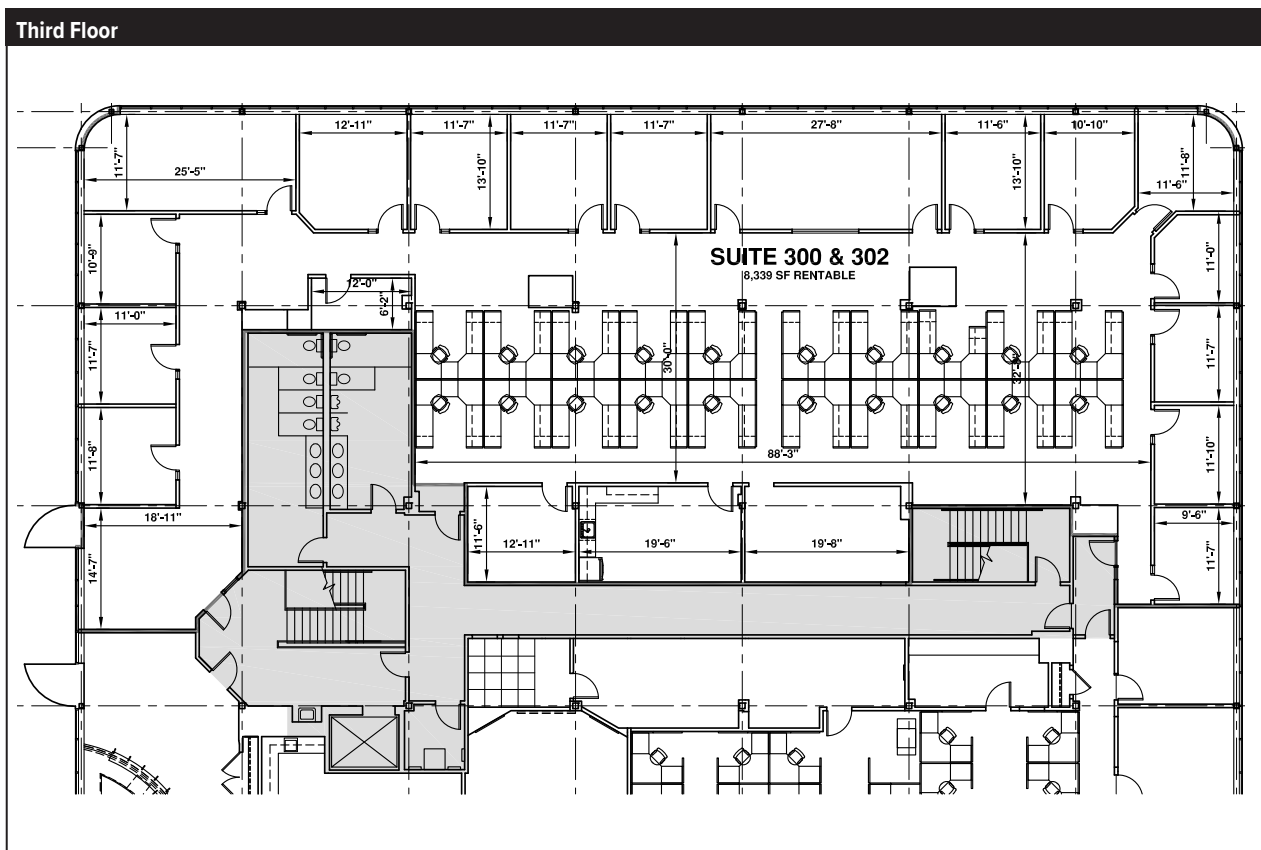
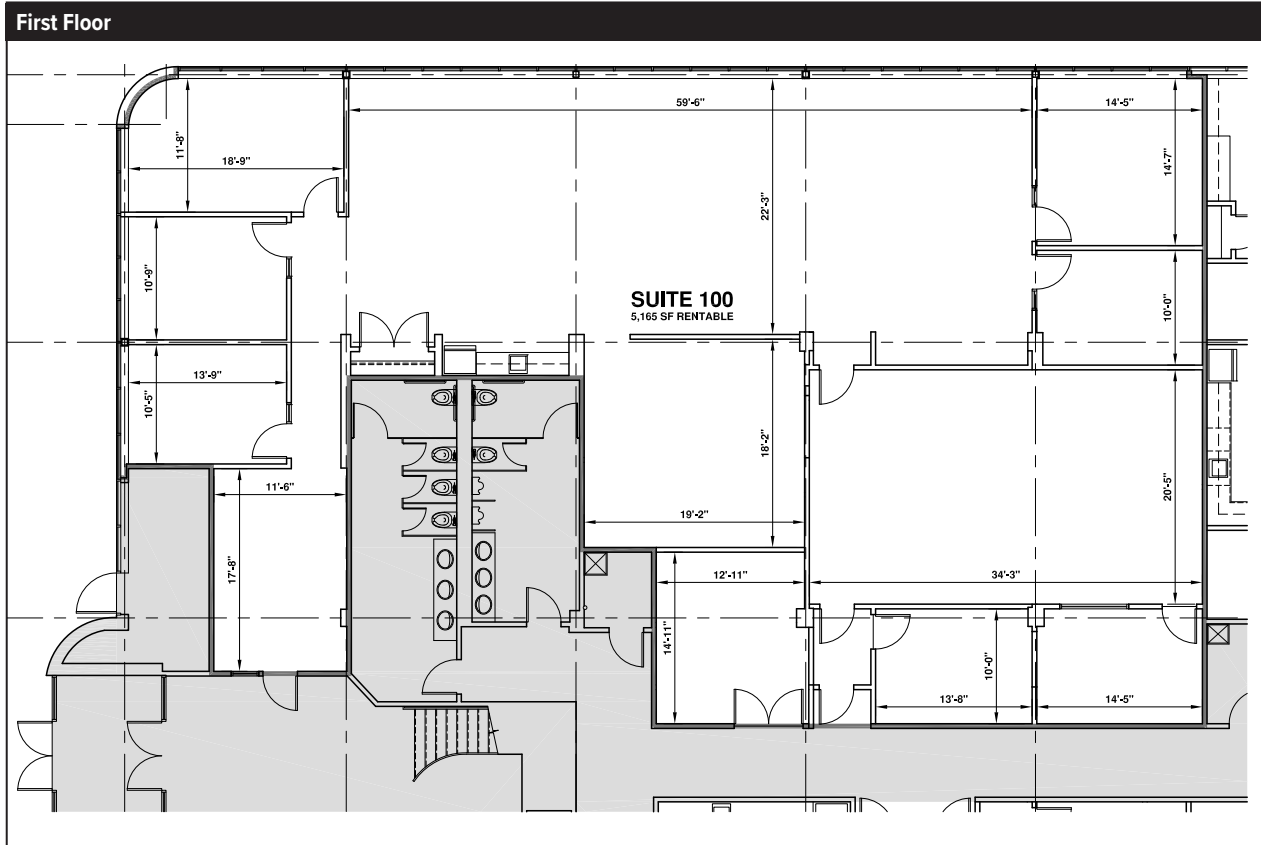
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www.bowstcommercial.com

For further information call
Margaret O'Brien at 603.427.0700

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2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Property Specifications

Total Building Size: 50,020± SF

Available Space:

First Floor	Suite 100	5,165± RSF
Third Floor	Suite 300 & 302	8,339± RSF

Land: 5.62 Acres

Year Built: 1997

Water/Sewer: Municipal water and sewer

Zoning: Office Research

Data Lines: T-1

Sprinkler: Yes

HVAC: Natural Gas - FHA Heat

Parking: Ample, free on-site parking (5/1000 ratio)

Availability: October 1, 2026

Asking Lease Rate: \$18.00/SF NNN

NNN Expenses: \$5.86/SF CAM
\$2.29/SF Taxes (est. 2026)

