

FOR LEASE | PROFESSIONAL OFFICE

100 BORTHWICK AVENUE | PORTSMOUTH, NH 03801



PROPERTY HIGHLIGHTS

- Quality office suites ranging from 900± SF to 2,215± SF
- Flexible options with layouts consisting of private offices, open collaborative space, conference rooms, and kitchenettes
- Ample on-site parking
- Excellent visibility and signage potential
- Neighboring Borthwick Avenue tenants include Portsmouth Regional Hospital, Liberty Mutual, Highliner Foods, and numerous medical users
- Conveniently located directly off US Route 1 and Exit 3 of I-95
- Generous Tenant Improvement Allowance of \$75.00/SF!

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This rendering is for illustrative purposes only and may not reflect the final design. All details, including dimensions and materials, are subject to change without notice as the project progresses.

PROPERTY SPECIFICATIONS

BUILDING SIZE	47,745± SF		
AVAILABILITY	Lower Level	First Floor	Second Floor
	FULLY LEASED	Suite 110: Leased	Suite 210: Leased
		Suite 120: Leased	Suite 220: Leased
		Suite 130: Leased	Suite 250: 2,215± SF
		Suite 140: Leased	
		Suite 150: Leased	
		Suite 160: Leased	
		Suite 170: Leased	
		Suite 180: 900± SF	
Note: Rentable square footage is subject to change depending on final building floor plan.			
SITE SIZE	8± acres		
STORIES	Two stories with lower level		
YEAR BUILT	Phase 1: 1978, Phase 2: 1984, Phase 3: 2005		
HVAC	100% air-conditioned via combination of Carrier and Trane gas/electric rooftop units		
LIGHTING	Fluorescent		
SECURITY	Keycard access, Navco monitored alarm system, perimeter security cameras		
ZONING	OR - Office Research		
ELEVATORS	Two		
PARKING	Ample on-site parking		
UTILITIES	Electric, gas, water, and sewer expenses are not separately metered and tenants pay their pro-rata share		
LEASE RATE	\$28.00/SF NNN		
TENANT IMPROVEMENT (TI) ALLOWANCE	Lease rate includes up to \$75.00/SF TI Allowance for buildout.		
NNN EXPENSES	\$5.36/SF (projected 2026)		
UTILITY EXPENSE	\$3.69/SF (projected 2026)		

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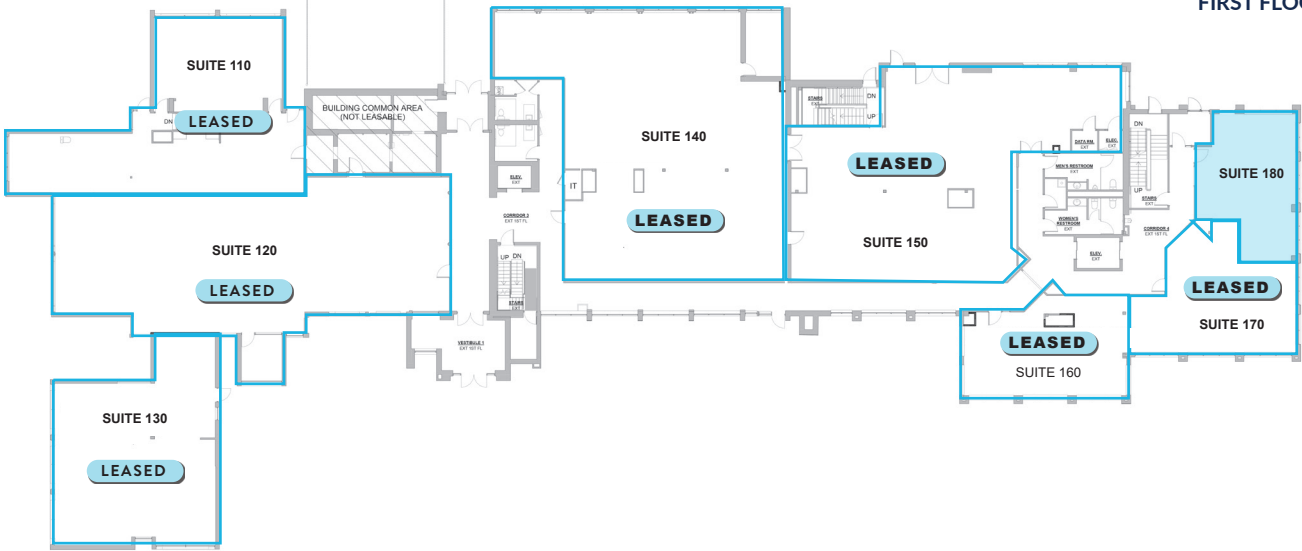
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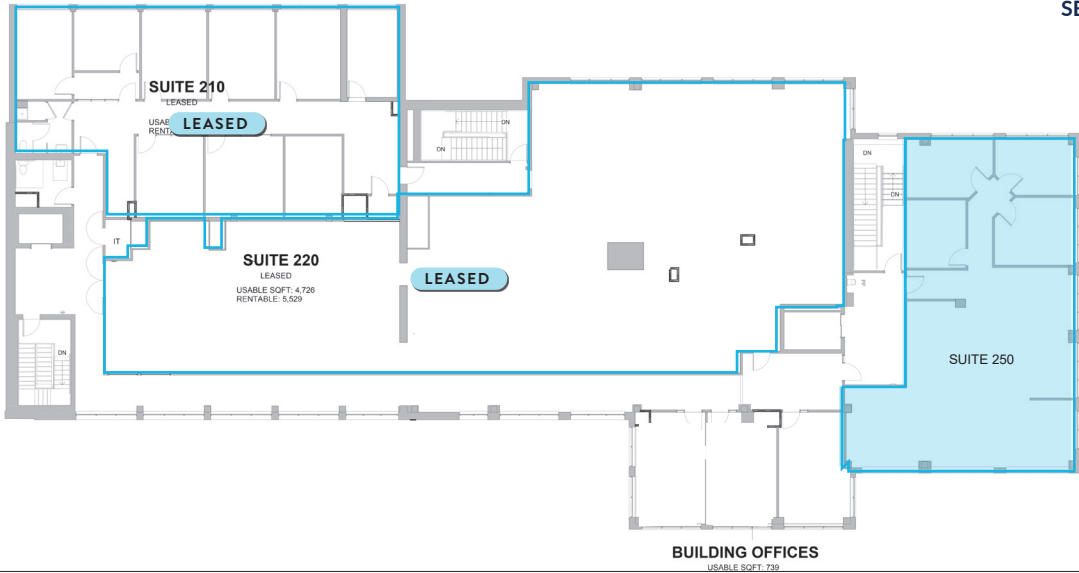
LOWER LEVEL



FIRST FLOOR



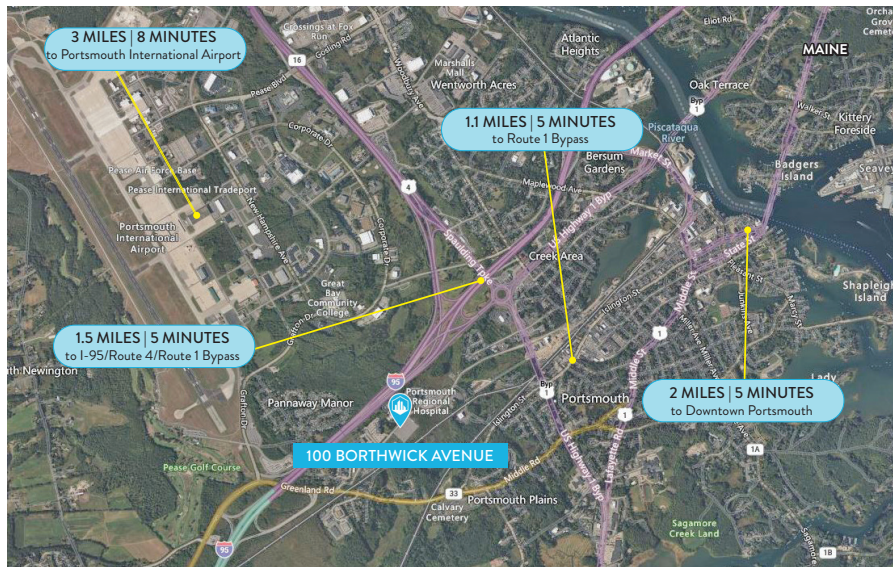
SECOND FLOOR



BUILDING OFFICES
USABLE SQFT: 739

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Portsmouth is one of the most recognized small cities and business epicenters in Northern New England. With direct access off of I-95 and New Hampshire's Spaulding Turnpike and within an hour of Boston, Manchester and Portland, businesses are able to hire employees from a large demographic area. Portsmouth is consistently ranked one of the most desirable places to live nationwide and is home to a charming and historic downtown, The Portsmouth International Airport at Pease (PSM), and the C&J Bus Station with non-stop daily routes to Boston and New York. Downtown Portsmouth is thriving, walkable community with numerous businesses, retail shops, restaurants, and wonderful waterfront views of Portsmouth Harbor.

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