



For Lease

# Modern Class A Office Space

300 Constitution Avenue  
Portsmouth, NH

## Property Highlights

- Class A second floor office spaces are available for lease
- Suite 200 is 10,275± SF consisting of 3 conference rooms, 9 offices, kitchen/break room, IT room, and a large open cube area
- Suite 200 can be subdivided into two suites: Suite 200-A with 5,165± SF and Suite 200-C with 5,110± SF
- Suite 200-B is 4,648± SF consisting of 10 offices, break room, IT room, and an open cube area
- Modern designer furniture is included in the lease rate (Suite 200 only)
- Suites feature high ceilings, lots of windows, and elevator access
- Other tenants include X5 Home Loans, Global Laminates, TopMark Funding, Concord Electric, Asian Atlantic Industries, Hometown Oil, and NERACOOS

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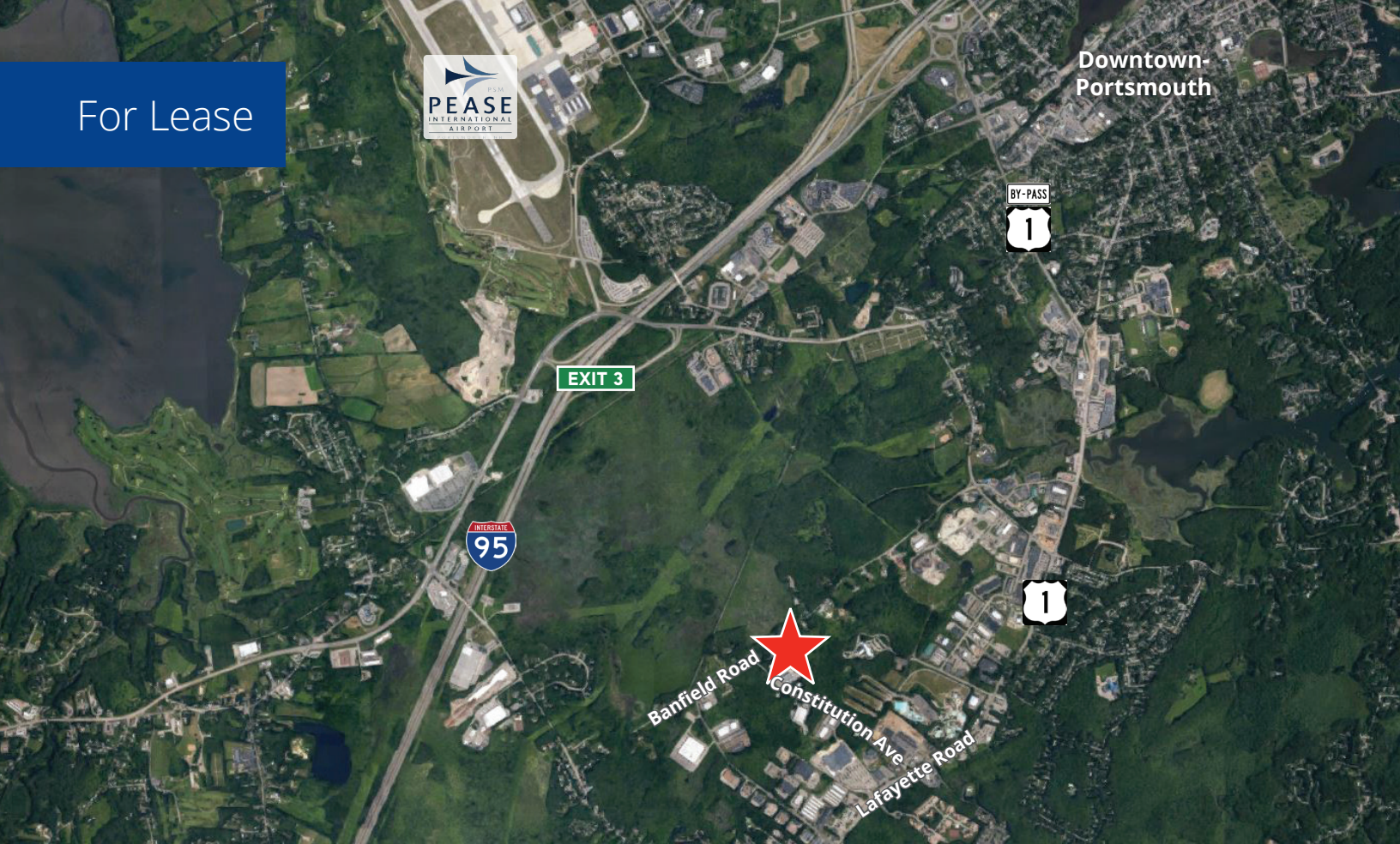
210 Commerce Way, Suite 350  
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For Lease



Downtown-  
Portsmouth



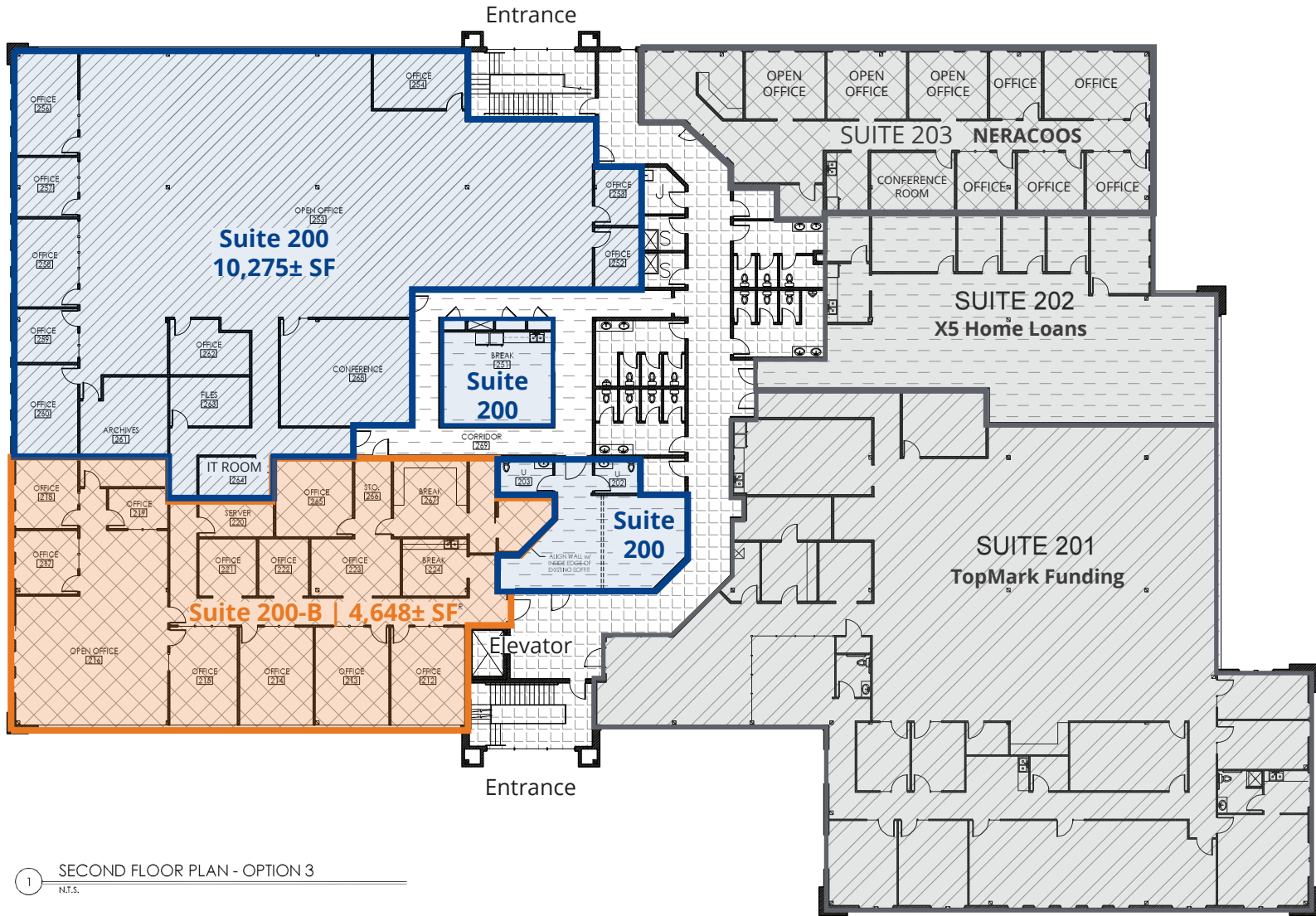
## Specifications

Address:	300 Constitution Avenue
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built:	2013
Total Building SF:	65,651±
Available SF:	Suite 200: 10,275± Suite 200-B: 4,648±
Divisible SF:	Suite 200: <ul style="list-style-type: none"><li>• Suite 200-A: 5,165± (conceptual)</li><li>• Suite 200-C: 5,110± (conceptual)</li></ul>
Utilities:	Municipal water & sewer; gas (forced hot air)
Zoning:	Industrial
Parking:	Ample on-site
2025 NNN Expenses:	\$5.00 PSF <ul style="list-style-type: none"><li>• CAM: \$3.05</li><li>• Taxes: \$1.95</li></ul>
Avg Utility Expenses:	Suite 200: gas \$187/mo; electric \$623/mo
Accessibility:	3.5± miles to downtown Portsmouth, 2.6± miles to I-95, and 0.6± miles to Route 1
Lease Rate:	\$14.00 NNN



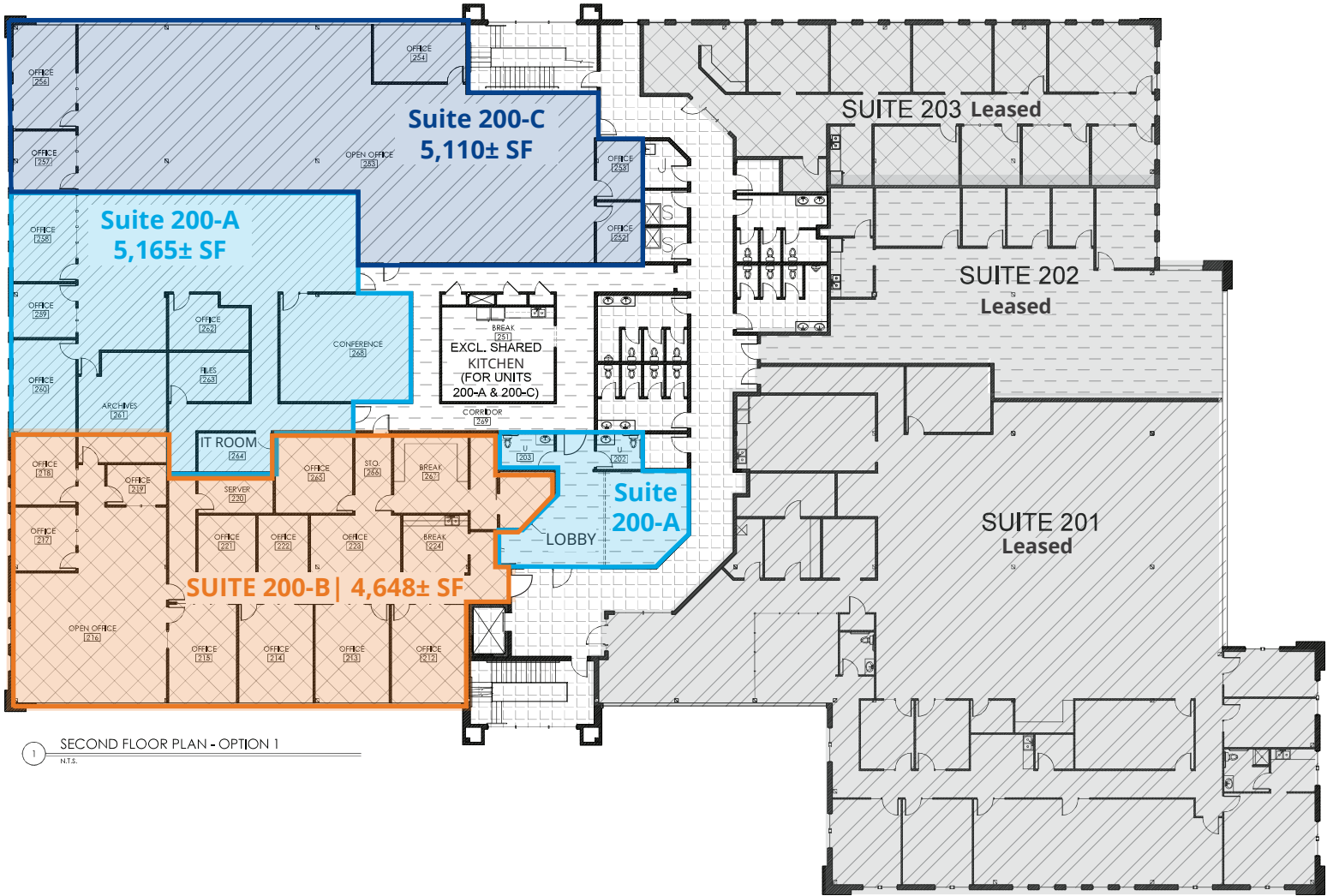
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# Existing 2nd Floor Plan



A1.2	DATE: 06/25/24	<b>CJ ARCHITECTS</b> 235 VAUGHAN STREET PORTSMOUTH, NH 03801 (603) 431-2800 www.cjarchitects.com		COMMERCIAL 300 CONSTITUTION AVENUE PORTSMOUTH, NEW HAMPSHIRE	
	DRAWN BY: RJD APPROVED BY: CAG SCALE: N.T.S. JOB NUMBER: 23811 © COPYRIGHT © ARCHITECTS				

# Conceptual 2nd Floor Plan



1 SECOND FLOOR PLAN - OPTION 1  
N.T.S.

A1.2	DATE: 06/25/24		COMMERCIAL 300 CONSTITUTION AVENUE PORTSMOUTH, NEW HAMPSHIRE	REVISED
	DRAWN BY: RJD			
	DESIGNED BY: CAS			
	SCALE: N.T.S.			
	JOB NUMBER: 22811			
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