

Office for Lease

135 Commerce Way | Portsmouth Office Park | Portsmouth, NH

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Up to 35,628± RSF Available for Lease on Two Floors

Several suites of great office space are now available at 135 Commerce Way. The First Floor offers a suite of 7,370± RSF. The entire Third Floor of 19,224± RSF is available. Landlord is updating the current lobby to add a large café area with casual dining seating areas. Large conference rooms off the lobby area are also planned. These spaces have large wrap-around windows letting in lots of natural light. Convenient location off I-95 and close to downtown Portsmouth. Loads of free on-site parking.

For further information call
Margaret O'Brien at 603.427.0700

For more information, please contact:

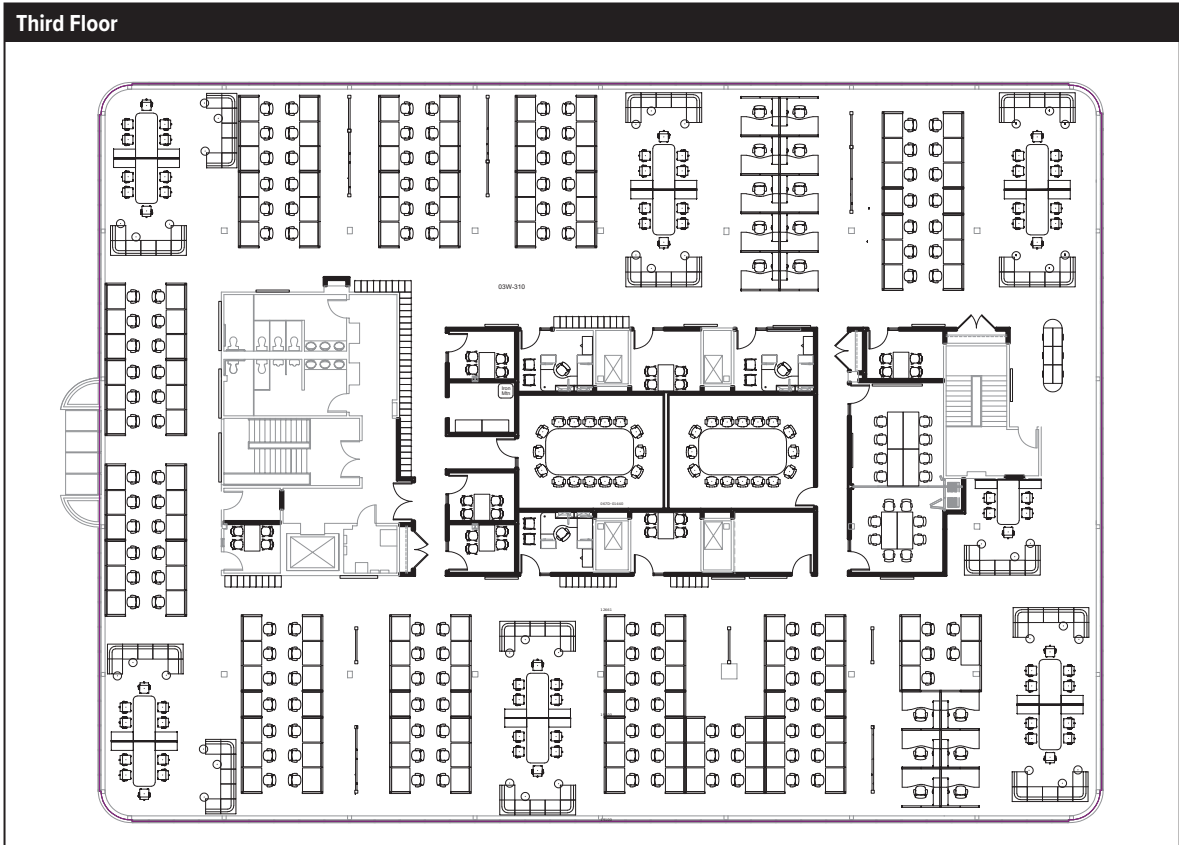
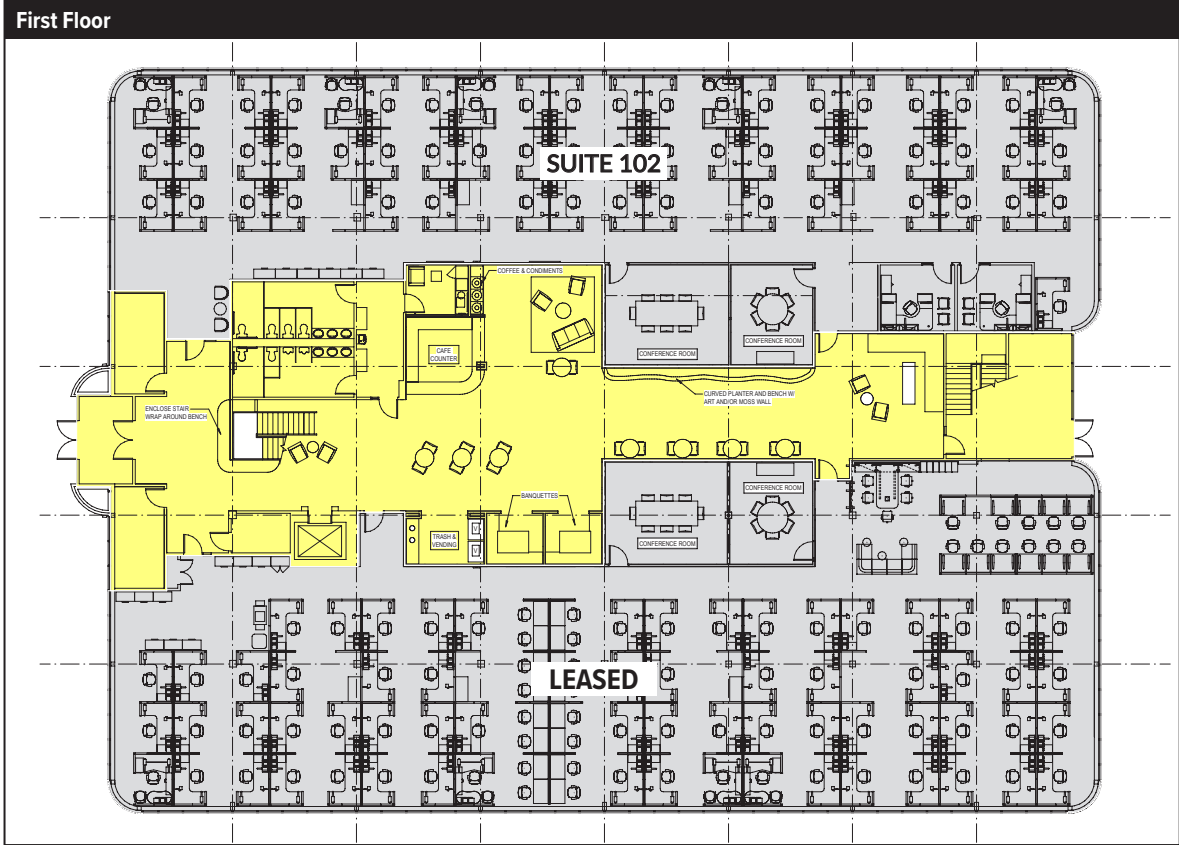
bow street, LLC
9 Emery Lane, Greenland, NH 03840

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Property Specifications

Total Building Size:	57,633± SF
Available Space:	Suite 102: 7,370± RSF 3rd Floor: 19,224± RSF
Land:	5.39 Acres
Year Built:	1990
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:	March 1, 2023 or sooner
Asking Lease Rate:	\$19.50/SF NNN
NNN Expenses:	\$5.39/SF (estimated for 2022)

