

Office for Lease

135 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 7,422± RSF that can be demised into smaller units. The Third Floor offers 6,978± RSF with furniture in place and ready for immediate occupancy. Landlord is currently updating the lobby to include a café and lounge seating as well as a fitness center with two showers. The office spaces have large wrap-around windows letting in lots of natural light. Large outdoor patio in the rear of the building. Convenient location off I-95 to downtown Portsmouth. Loads of free parking.

For more information, please contact:

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

Margaret O'Brien
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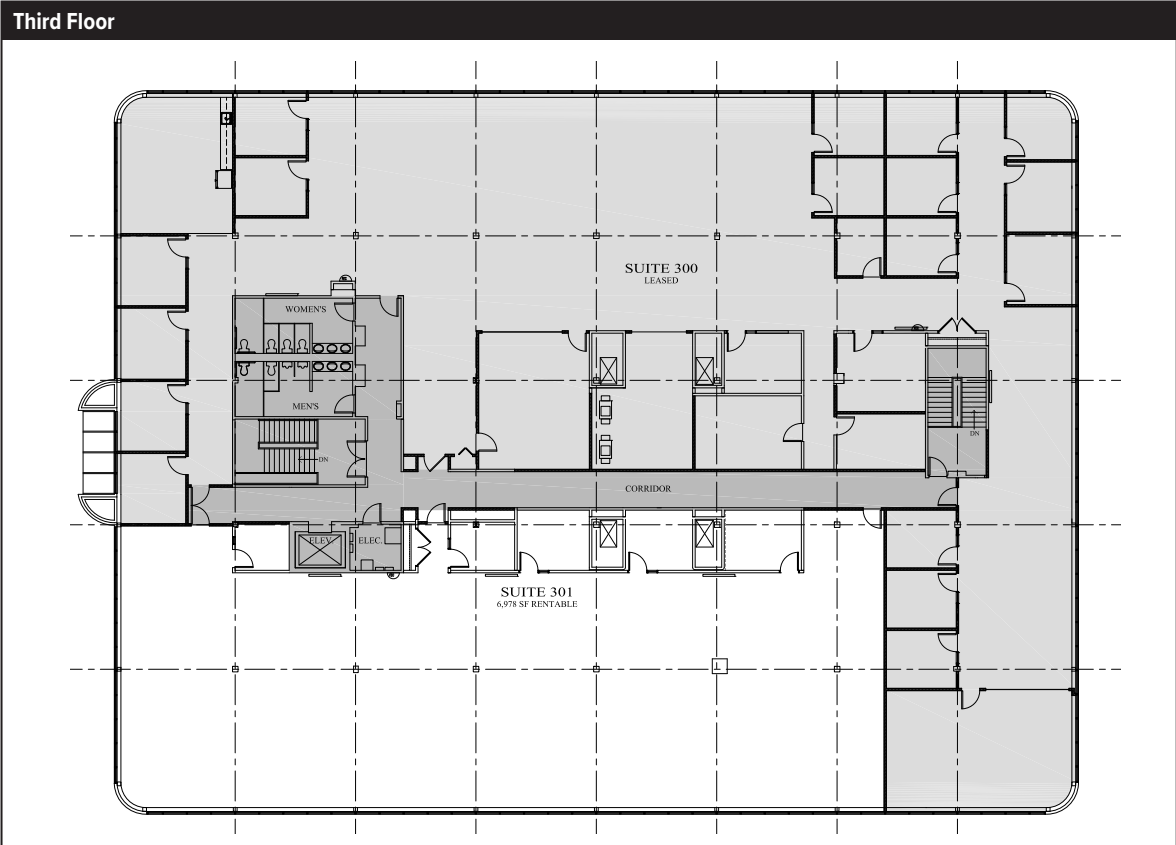
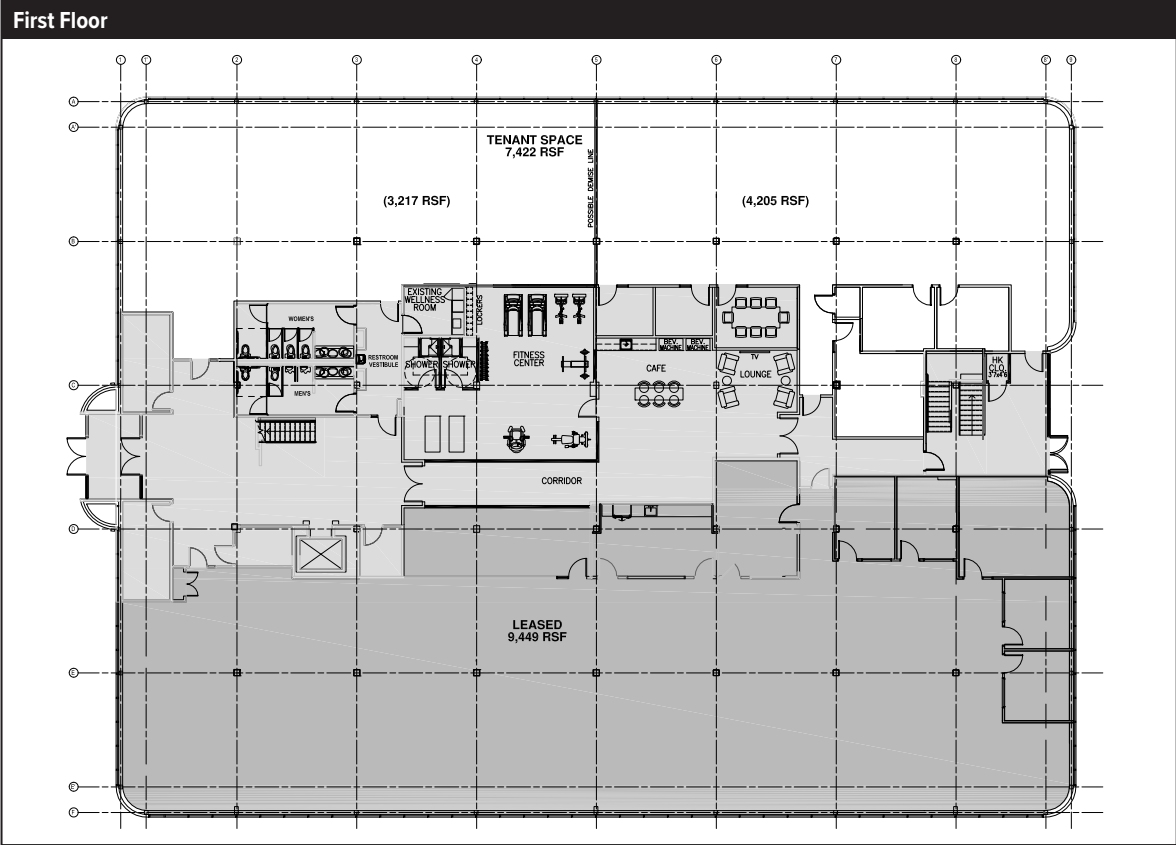
For further information call

Margaret O'Brien at 603.427.0700 or Cell 603.828.7245

9 Emery Lane, Greenland, NH 03840 | 603.427.0700 | www.bowstcommercial.com



2026 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: 57,672± SF

Available Space:

First Floor		7,422± RSF
Demiseable to:	Suite 100	3,217± RSF
	Suite 110	4,205± RSF
Third Floor		6,978± 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:	Immediate
Asking Lease Rate:	\$19.50/SF NNN
NNN Expenses:	\$4.26/SF CAM
(est. 2026)	\$1.31/SF Taxes

