

For Lease

Professional Office Space

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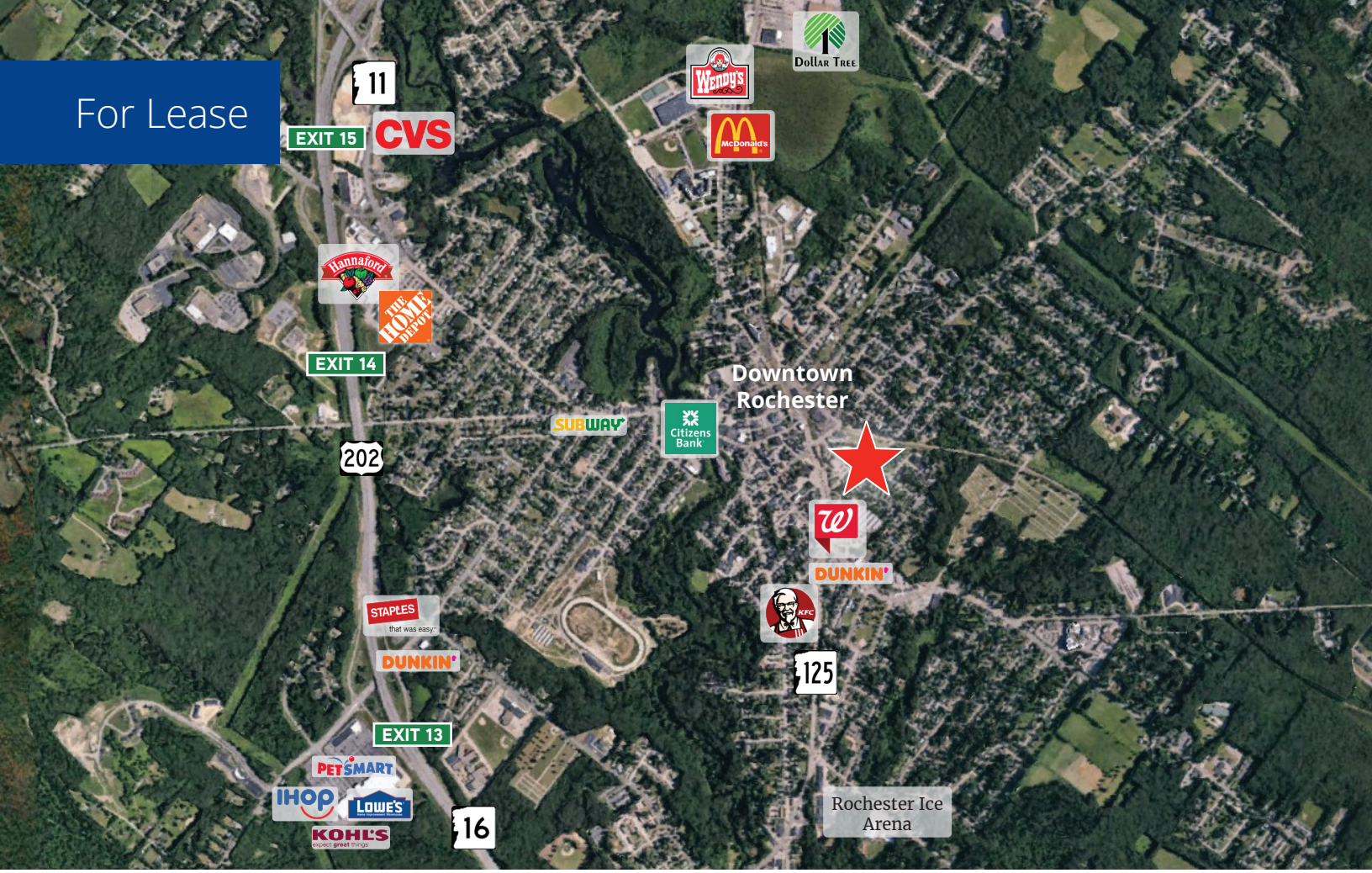
40 Winter Street
Rochester, NH

Property Highlights

- Office spaces are available for lease on the 1st and 3rd floor of the Professional Arts Centre
- Perfect building for businesses looking to establish themselves in a well-located area
- Property features prominent roadside signage along Route 125/ Columbus Avenue, ample on-site parking, ADA accessibility, and walkability to all of downtown Rochester's amenities
- Join tenants such as Alliance for Dental Care, Axis Engineering Group, JSA Cleaning Services, Labcorp, and Seacoast Accountability
- Nearby to the Spaulding Turnpike/Route 16, Route 202, and Route 11
- Located a short distance from New Hampshire's Seacoast, Lakes Region, and the White Mountains

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For Lease



Specifications

Address:	40 Winter Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	1974
Total Building SF:	30,000±
Available SF:	Variable - see chart
Floors:	3
Parking:	Ample on-site
Utilities:	Municipal water & sewer Electric heat & AC
Zoning:	DT (downtown)
Elevator:	Yes
Accessibility:	Just a short walk from the heart of downtown Rochester and easy access to major highway arteries
Lease Rate:	Variable - see chart







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Available Suites*

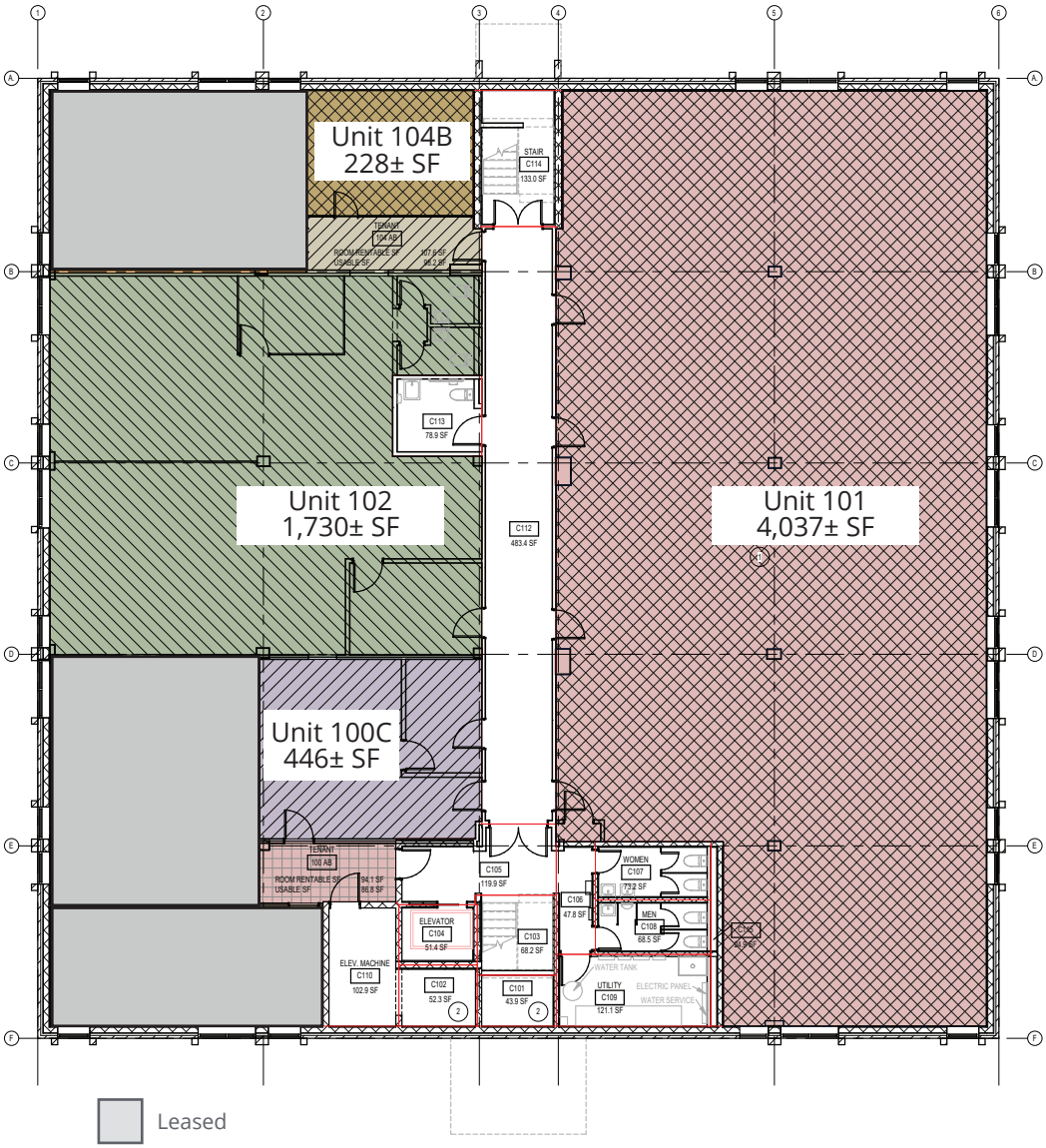
Unit No.	Location	Description	SF (±)	Lease Rate
100A	1st floor	The Red Brick Realty, LLC	228	Leased!
100B	1st floor	The Red Brick Realty, LLC	562	Leased!
100C	1st floor	Available	446	$7.00 NNN
101	1st floor	Available	4,037	$7.00 NNN
102	1st floor	Available	1,730	$7.00 NNN
104A	1st floor	The Red Brick Realty, LLC	510	Leased!
104B	1st floor	Available	228	$7.00 NNN
204	2nd floor	Community Action Partnership Hillsborough and Rockingham Counties	1,100	Leased!
301	3rd floor	JSA Cleaning Services, Inc.	843	Leased!
302	3rd floor	JSA Cleaning Services, Inc.	174	Leased!
303	3rd floor	Unicorn Holdings, LLC	194	Leased!
304	3rd floor	Find Compassion Within	256	Leased!
305	3rd floor	Crown Point Services, LLC	260	Leased!
306	3rd floor	Community Action Partnership Hillsborough and Rockingham Counties	242	Leased!
307	3rd floor	Ellen Willis, LCMHC, PLLC	238	Leased!
308	3rd floor	Seacoast Accountability	490	Leased!
309	3rd floor	Aegeus Inspection Solutions, Inc.	225	Leased!
312	3rd floor	Wendy Allen, LICSW	186	Leased!
316	3rd floor	Thomas J. Cormican, LICSW	240	Leased!
317	3rd floor	Compass Counseling Services, LLC	152	Leased!
318	3rd floor	Invigorating Health Solutions, PLLC	160	Leased!
322-324 & 330	3rd floor	Available	534	$900/month
325 & 326	3rd floor	APW-ABA	2,055	Leased!
319-320 & 327-329	3rd floor	Axis Engineering Group	2,090	Leased!

**Availabilities as of September 2026.*

40 Winter Street, Rochester, NH

1st Floor Plan

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Leased

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40 Winter Street
Rochester, New Hampshire

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Consultant:

Revisions:

Date:	16 March 2026
Scale:	As indicated
Drawn By: JG	Checked By: AG
Sheet: 1 of 1	Project No.: 26-855.0

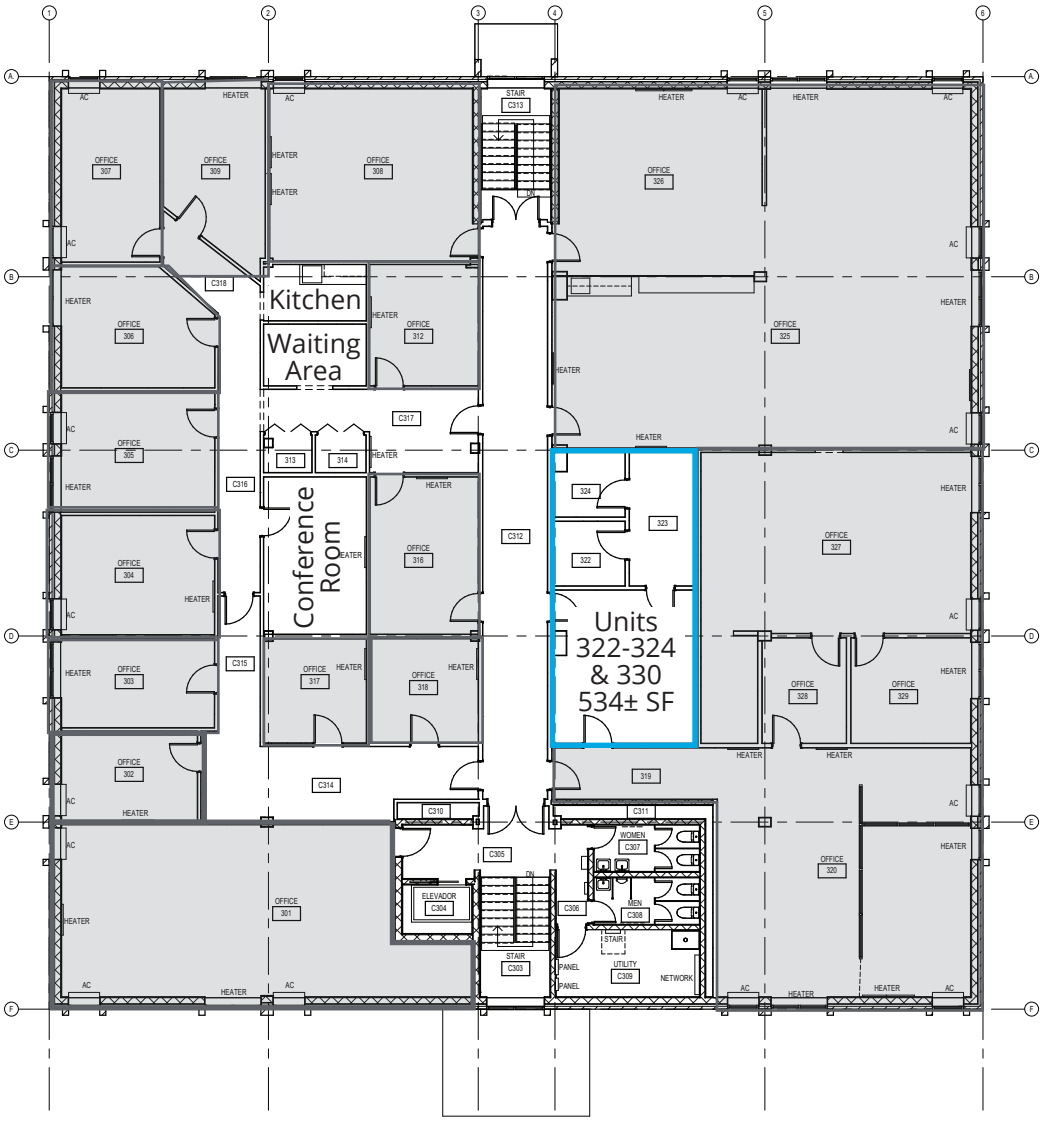
Sheet Title: Existing First and Second Floor Plans

Sheet Number: A1.1

40 Winter Street, Rochester, NH

3rd Floor Plan

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Leased

2 Existing Third Floor Plan

1/8" = 1'-0"

THIRD FLOOR: 10,059.5± GSF

Sheet Specific Notes

1 TENANT AREA WALLS HAVE NOT BEEN LOCATED

Progress Print
Not For Construction

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40 Winter Street
Rochester, New Hampshire

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Consultant:

Revisions:

Date:	02 July 2024
Scale:	1/8" = 1'-0"
Drawn By: DC	Checked By: AG
Sheet: 2 of 2	Project No.: 24-835.0

Sheet Title: Existing Third Floor Plan

Sheet Number: A2.2