

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 7,370± RSF that can be demised into smaller units. The entire Third Floor of 19,224± RSF is available and can be demised. Landlord has updated 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. Large outdoor patio in rear of the building. Convenient location off I-95 and close to downtown Portsmouth. Loads of free on-site parking.

For more information, please contact:

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

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

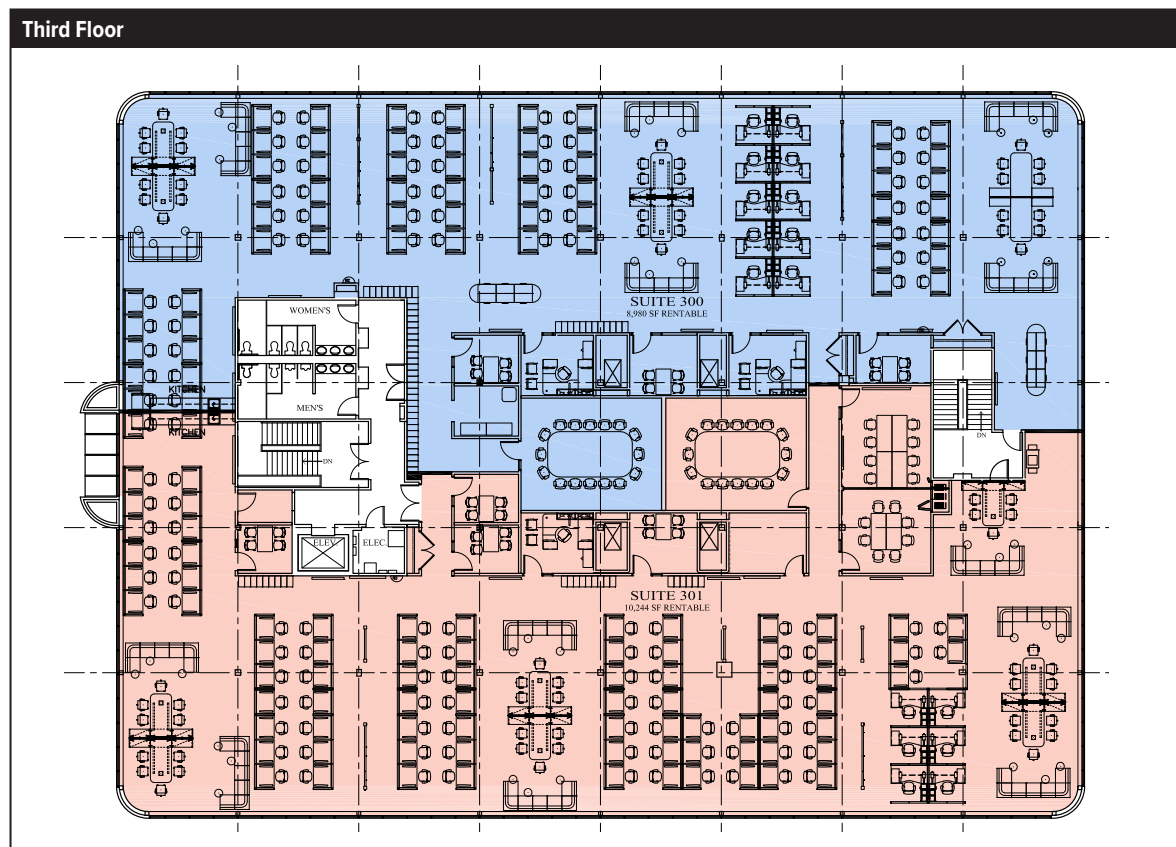
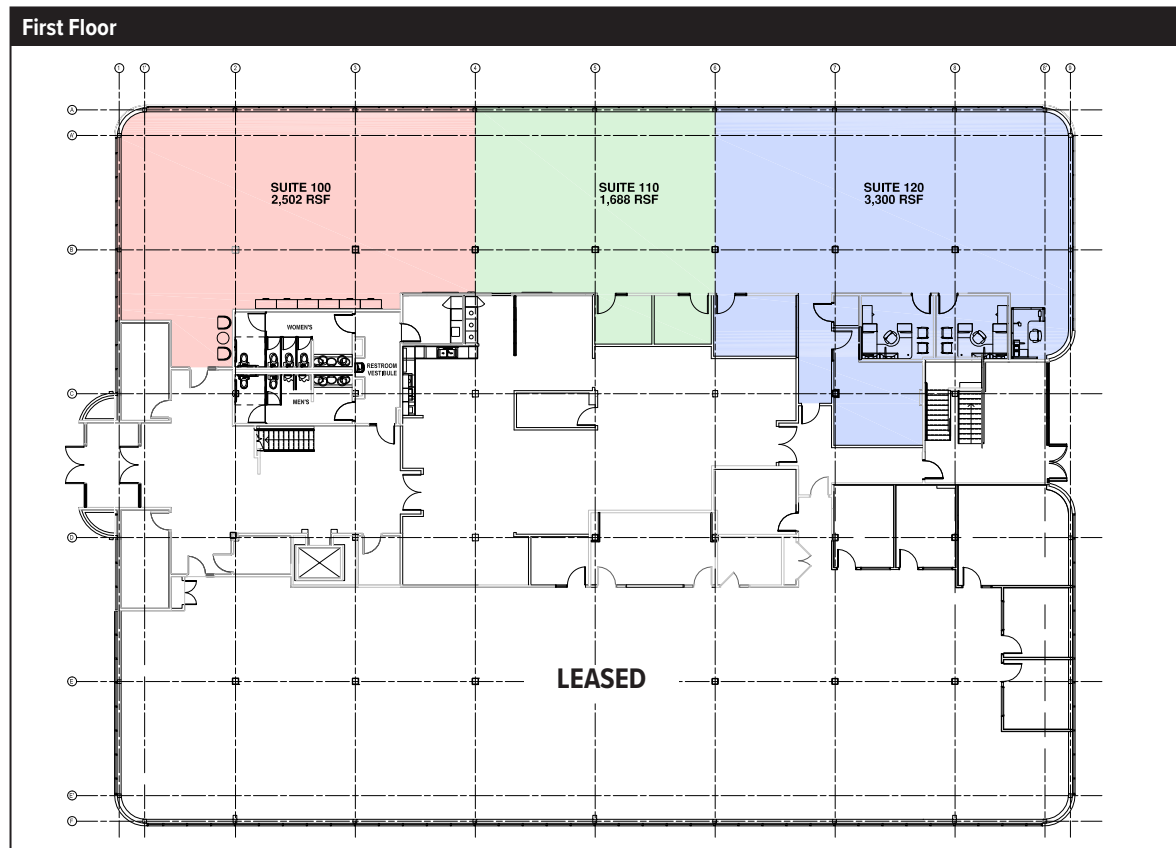
margaret@bowstcommercial.com
www.bowstcommercial.com

For further information call
Margaret O'Brien at 603.427.0700

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

2022 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: 57,633± SF

Available Space:

First Floor 7,370± RSF

Demiseable to: Suite 100 2,502± RSF

Suite 110 1,685± RSF

Suite 120 3,300± RSF

Third Floor 19,224± RSF

Demiseable to: Suite 300 8,989± RSF

Suite 301 10,244± 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: \$5.40/SF CAM
(est. 2025) \$1.87/SF Taxes

