

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.

For more information, please contact:

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Office for Lease

135 Commerce Way | Portsmouth Office Park | Portsmouth, NH



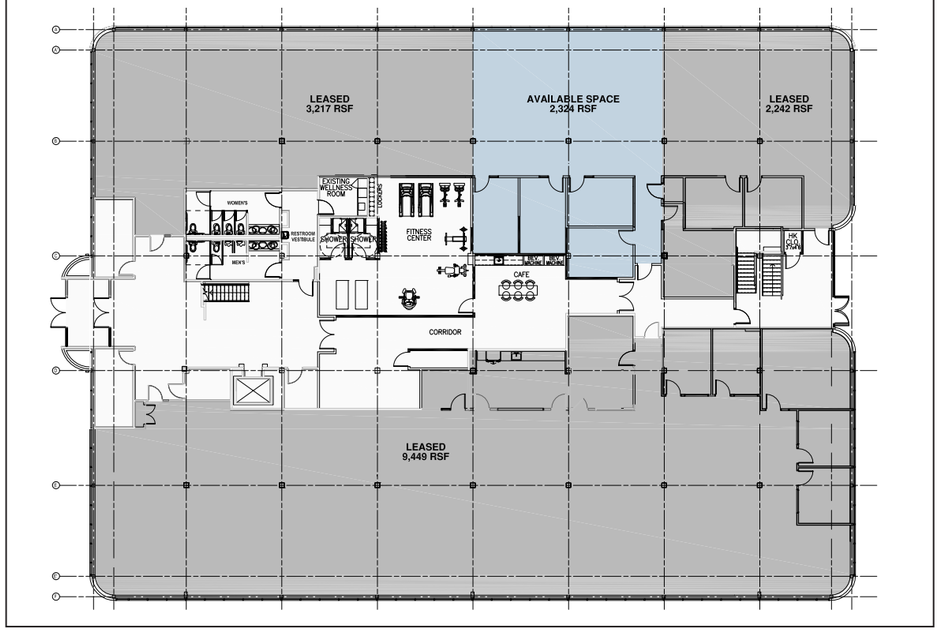
Class A Office Space Available for Lease on Two Floors

The First Floor offers a suite of 2,324± RSF. 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.

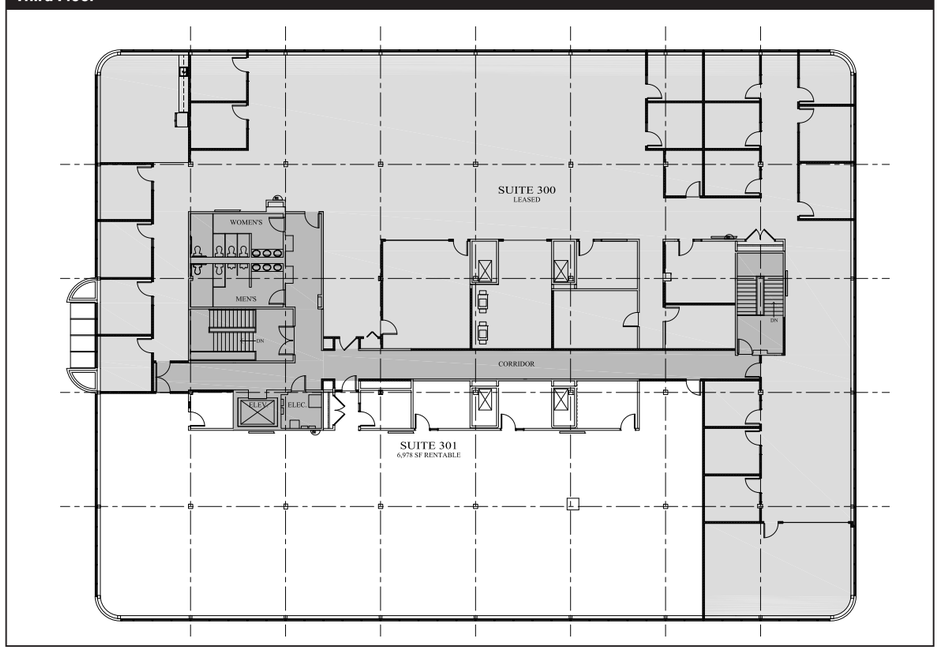
For further information call
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bow street
commercial brokerage

First Floor



Third Floor



Property Specifications

Total Building Size:	57,672± SF	
Available Space:	First Floor	2,324± 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: (est. 2026)	$4.26/SF CAM $1.31/SF Taxes	



