

273 Corporate Drive | Pease Tradeport | Portsmouth, NH

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Class A Office Space Available for Lease

This premier office building at Pease has recently undergone a major common area upgrade to include soft seating common cafe area, a full gym with showers, and a beautiful, upgraded lobby. We have multiple size offices available that can be customized to your exact specifications. The building also features a full backup generator, an outdoor patio with seating, and lots 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

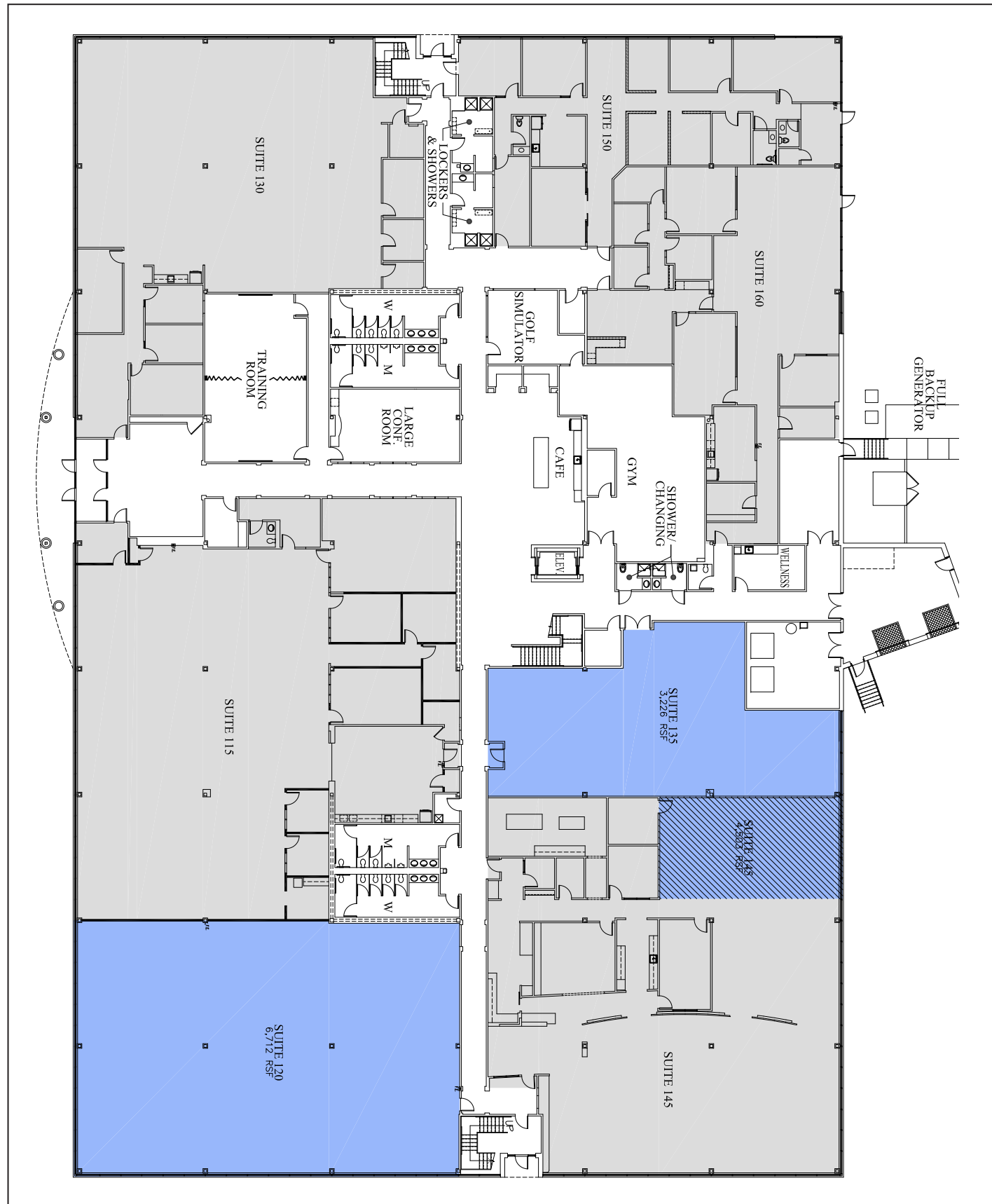
Margaret O'Brien
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2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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Property Specifications

| | | |
|-----------------------------|--|------------|
| Total Building Size: | 100,833± SF | |
| Available Space: | Suite 120 | 6,712± RSF |
| | Suite 135 | 3,226± RSF |
| | Suite 145 | 4,503± RSF |
| Floors: | Two | |
| Land: | 21± Acres | |
| Year Built: | 2002 | |
| Water/Sewer: | Municipal water and sewer | |
| Zoning: | Office | |
| Data Lines: | T-1 | |
| Generator: | Full back-up generator | |
| Sprinkler: | Yes | |
| HVAC: | Gas-fired York units | |
| Parking: | Ample, free on-site parking (4/1000 ratio) | |
| Availability: | Immediately | |
| Asking Lease Rate: | \$18.50/SF NNN | |
| NNN Expenses: | \$7.48/SF (estimated for 2025) | |
| Amenities: | <ul style="list-style-type: none"> • Full back-up generator • Free on-site gym with showers • Golf simulator • New lobby with soft seating café area • Large conference/training room | |

