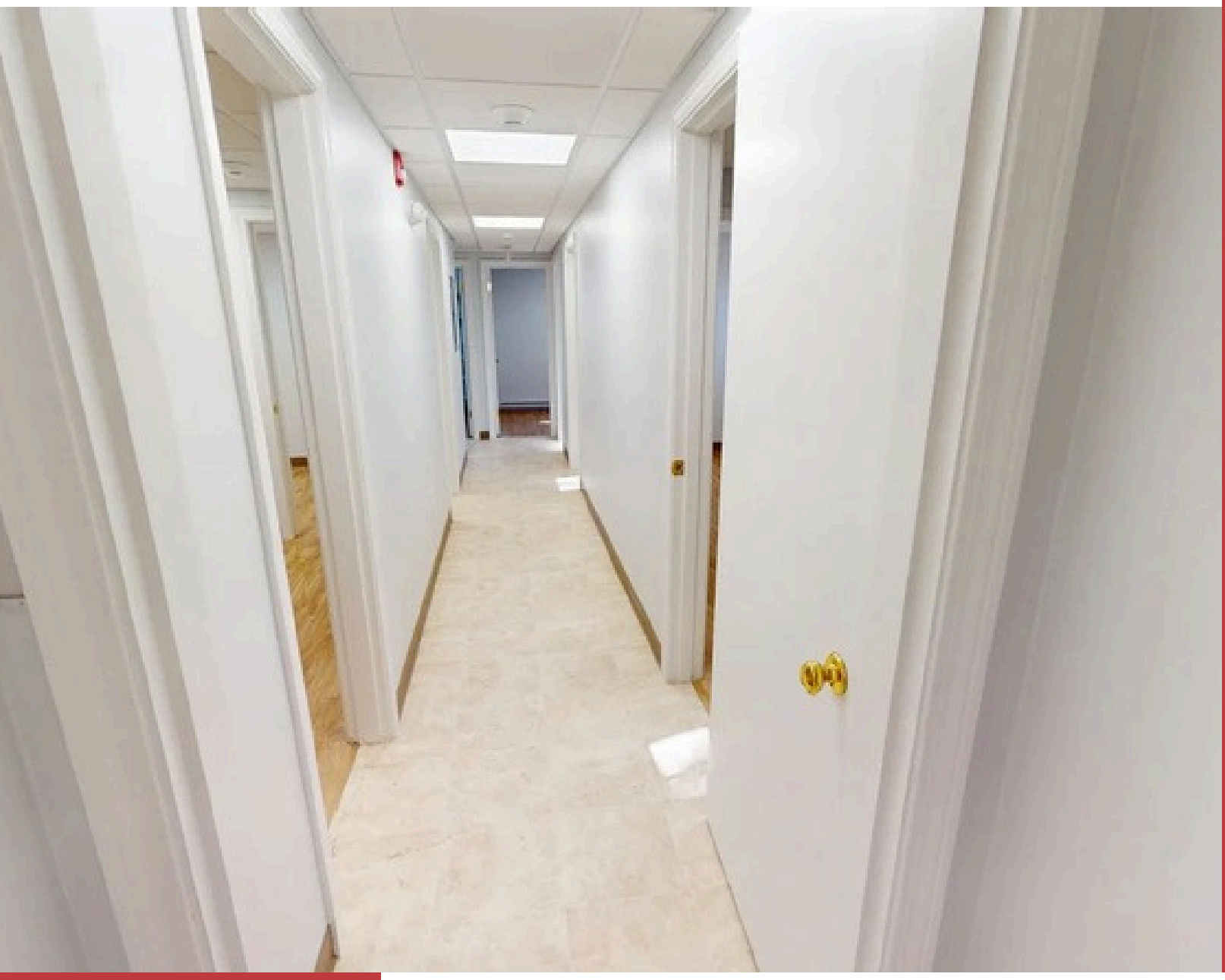
NAI Norwood Group
Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:
2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com



PRIME MEDICAL OFFICE

FOR LEASE

230 LAFAYETTE ROAD, BUILDING C, SUITE 4, PORTSMOUTH, NH 03801

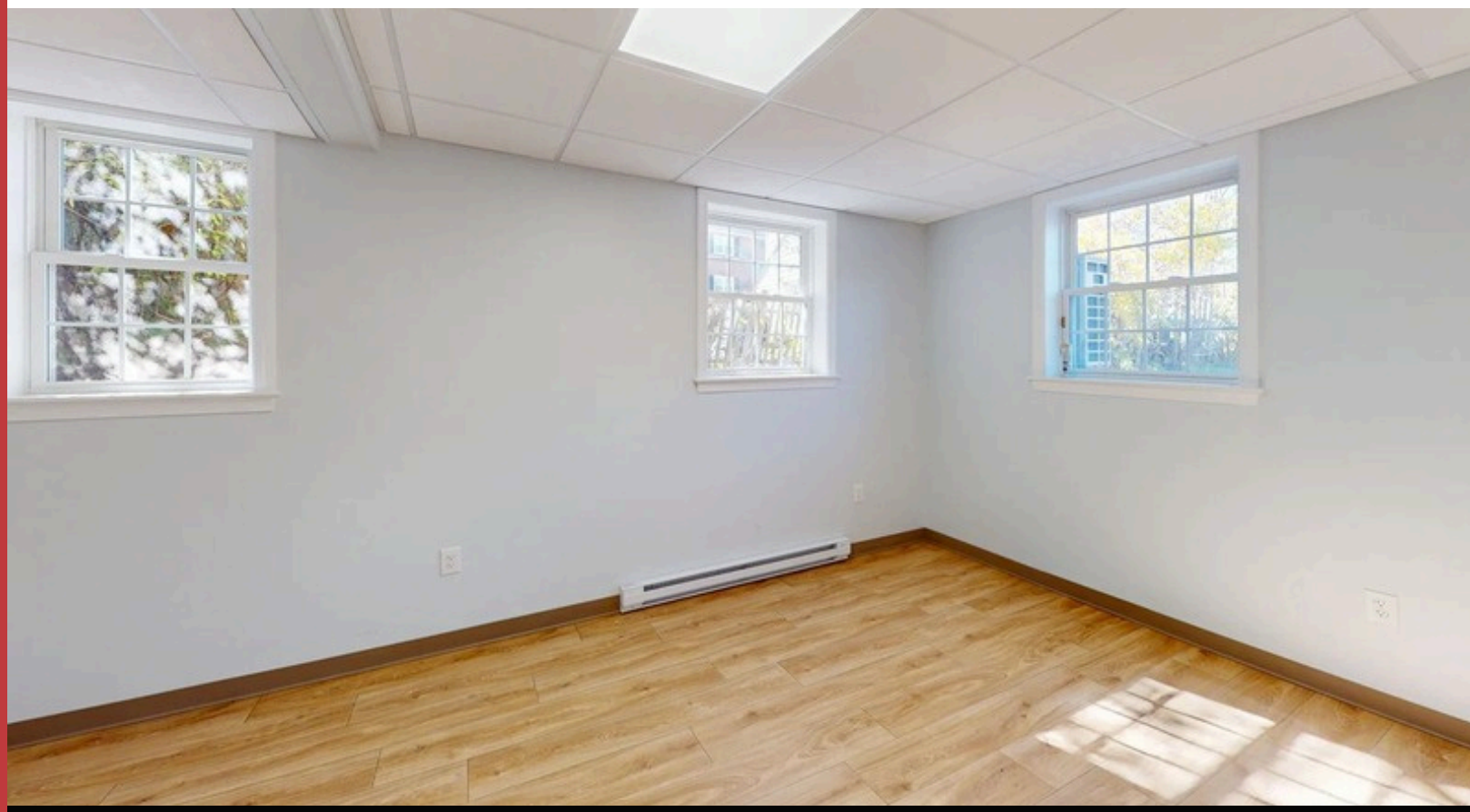
1,404 +/- SF Available

KATIE FLEISHER
(603) 205 7399
katie@nainorwoodgroup.com

ANDREW FLEISHER, CCIM
(603) 498 2817
andy@nainorwoodgroup.com

nainorwoodgroup.com

PROPERTY INFORMATION



1,404 +/- SF Office For Lease

230 LAFAYETTE ROAD, BUILDING C, SUITE 4, PORTSMOUTH, NH 03801

$2,100 PER MONTH MODIFIED GROSS

DESCRIPTION:

This 1,404 +/- square foot office condo unit has been recently renovated. It consists of six private offices and a kitchenette.

PROPERTY FEATURES:

- Six Private Offices
- Kitchenette
- Close to I-95
- Ample Parking

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	19,506	45,248	125,446
Households	9,334	21,358	53,463
Families	4,518	11,737	31,758
Avg HH Size	2.02	2.07	2.21
Median Age	43.7	46.3	44.9
Median HH Income	$122,974	$124,237	$122,883
Avg HH Income	$162,406	$164,511	$158,479

BUSINESSES (10 MILE)

8,497
TOTAL BUSINESSES

110,091
TOTAL EMPLOYEES

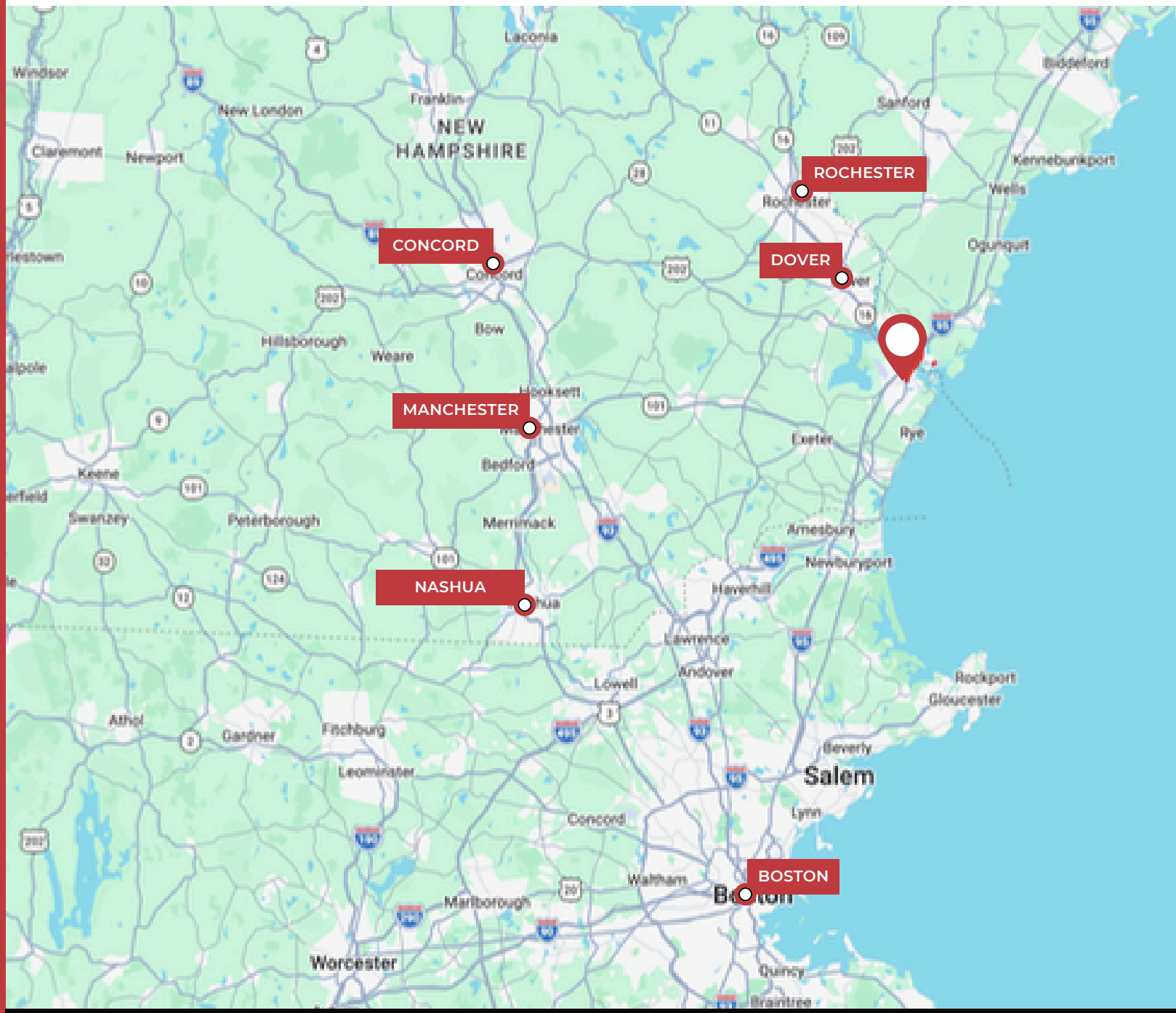
INCOME (10 MILE)

$122,883
MEDIAN HH INCOME

$68,138
PER CAPITA INCOME

$622,321
MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	50 mins	**Nashua, NH**	1 hr 11 mins
Concord, NH	1 hr 1 min	**Dover, NH**	22 mins
Boston, MA	1 hr 30 mins	**Rochester, NH**	29 mins

PHOTOS

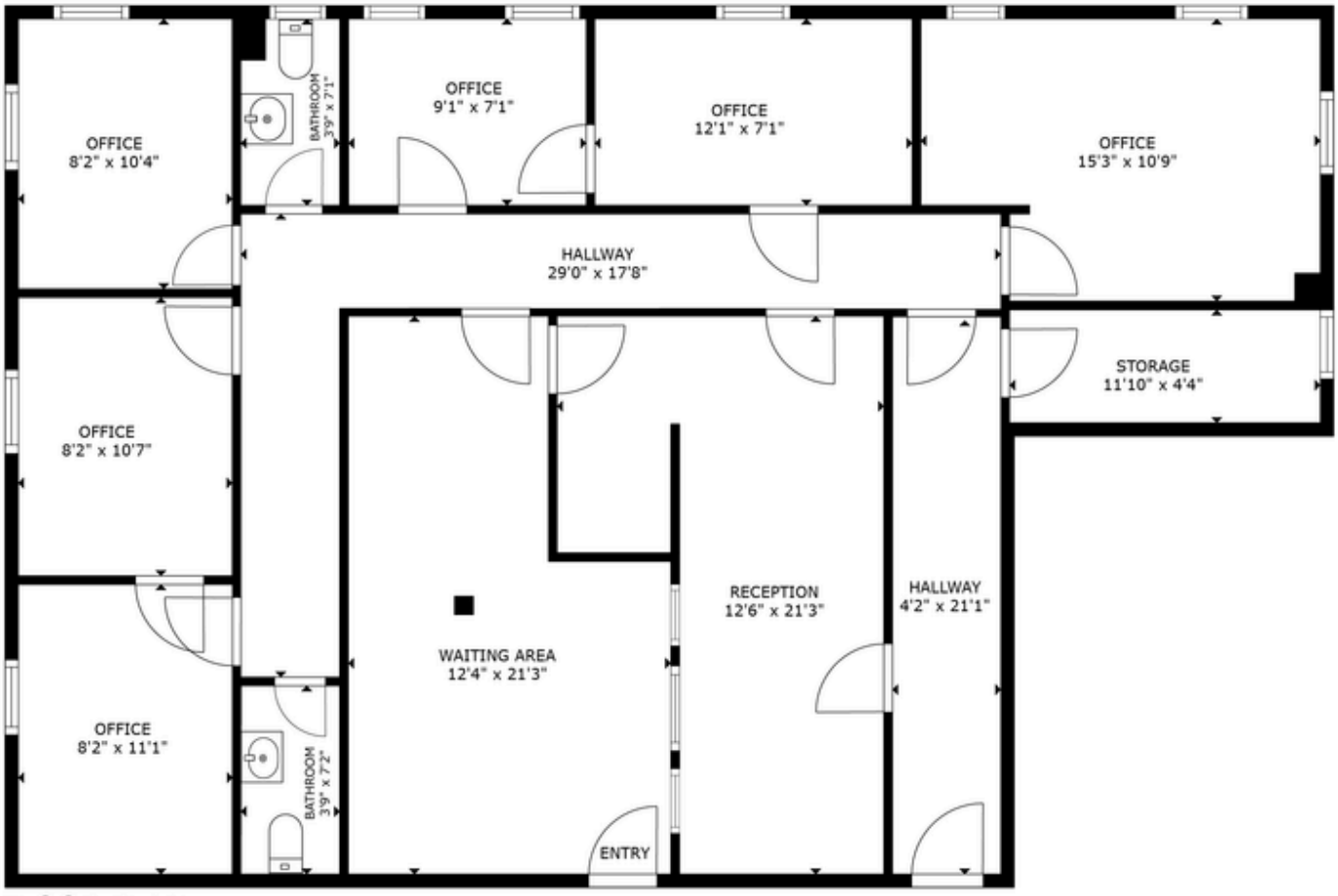








FLOOR PLAN



FLOOR PLAN

NAI Norwood Group
Commercial Real Estate Services, Worldwide

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

TAKE A VIRTUAL TOUR!

EXCLUSIVE RIGHT TO LEASE

Authentisign ID: [redacted]

NAI Norwood Group
Commercial Real Estate Services, Worldwide.

116 South River Road
Bedford, NH 03110
tel 603 668 7000
fax 603 647 4325

2 Greenleaf Woods Drive, Suite 301
Portsmouth, NH 03801
tel 603 431 3001
fax 603 431 3122

www.nainorwoodgroup.com

Exclusive Right to Lease

1. **Parties**:
   a. "Owner" - PSN, LLC., of 230 Lafayette Road, Building C, Suite 4, Portsmouth, NH 03801. Email: psnllc2@gmail.com. Phone: 603-767-0497.
   b. "Broker" – NAI Norwood Group of 116 South River Road, Bedford, NH 03110.
   c. "Property" – 230 Lafayette Road, Building C, Suite 4, Portsmouth, NH 03801.
      Described as: 1,404 SF of Office Space
      Tax Map and Lot: 0151/ 0006/ 00C4
      Book and Page: 4073/0139

2. **Term:** Landlord hereby grants to Broker the Exclusive Right to Lease the Property for a term commencing on September 30, 2026 and terminating on March 31, 2027. Unless either party notifies the other in writing 15 days prior to the expiration of the Term this agreement will automatically renew for an additional term of 6 months.

3. **Lease Rate:** Landlord grants the Broker the right to market the property at a scheduled rent of $2,100 per month or any other scheduled terms and conditions acceptable to Landlord.

4. **Commission:** Landlord agrees to pay a Commission on the rates set below if (a) during the term of this Agreement the Broker, Landlord, or any other party, procures a tenant who is ready, willing and able to lease any portion of the Property in accordance with the terms and conditions of this Agreement, or such other terms and conditions as may be acceptable to Landlord; (b) within 180 days after the termination of this agreement Landlord is party to a binding lease on Property to any Qualifying Prospect. A Qualifying Prospect shall be any Tenant, identified in writing to Landlord no later than 15 days after the termination of this agreement.

The Commission is due and payable upon the procurement of a Tenant at terms and conditions agreeable for Landlord. Commission is collected at the full execution of the lease document.

The Commission shall be the total of 5% of the first five years of Scheduled Rent payments, plus 2% of any payments after five years. In the event of a one-year lease or less, the Commission shall be one month's Scheduled Rent or 8.333% of the total Scheduled Rent Payments, whichever is greater.

The Commission shall be 2% of the Scheduled Rent of any renewal or option term. Commissions on renewal or option to be collected when renewal or option have been executed.

Scheduled Rent shall be all sums paid as rent, but not including direct reimbursements for taxes and expenses as defined in the lease. If the lease does not identify direct expenses separately then the Commission shall be paid on the total stated rent.

If a lease for which a Commission is payable hereunder is extended or expanded, the Landlord shall pay a Commission on the Scheduled Rent to be paid by tenant. Commission shall be due and payable at the time the extended or expanded term commences. If a lease contains an option by the Landlord or tenant to cancel the lease, the Commission shall be payable as if the lease were fully performed.

EXCLUSIVE RIGHT TO LEASE, CONT.

Authentisign ID: [redacted]

5. **Authority of Broker:** The Broker is authorized to use reasonable efforts to procure a ready willing and able tenant for the Property in accordance with the terms and conditions of this Agreement. It is understood that it is illegal for Broker to refuse to show or lease the Property to anyone because of race, color, religion, national origin, sex, marital status or physical ability.

Landlord agrees that the Broker, when requested by other agents or prospects may disclose the existence of offers on the Property.

The Broker is hereby authorized to:

- Place information about the Property on the Internet and/or Multiple Listing Services.
- Advertise the Property in print media.
- Release data about the transaction, such as parties to the transaction, location and square footage as press releases and/or databases for statistical purposes.
- Owner acknowledges that Broker will enter this data into "NNEREN" within 15 days of this agreement, and put the name of Landlord as "on file".

6. **Acknowledgements and Obligations of Landlord:** Landlord agrees to cooperate with Broker in effecting the lease of the Property and to immediately refer to Broker all inquires of anyone interested in the Property. All negotiations are to be through the Broker.

Landlord represents that Landlord is the legal owner of the property and has the right to enter into this Agreement.

Landlord acknowledges that Broker has made no guarantee of finding a ready, willing and able tenant to lease the Property.

Landlord agrees to disclose to the Broker all information concerning the property including: the existence of asbestos, radon, PCB transformers, mold, underground storage tanks, lead paint, history of methamphetamine laboratory use, septic systems and water problem or any information concerning the property be they adverse or otherwise. The duty to disclose is ongoing and if the Landlord discovers information concerning the condition of the Property the Landlord shall promptly disclose the additional information to Broker.

Landlord acknowledges that Broker is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, architect, contractor or any other professional service provider. Landlord has been advised to seek professional advice for any non brokerage services. Broker shall not be liable for any action, inaction, failure, negligence, error or omission of any other professional service provider.

It shall not be the responsibility of the Broker to determine the qualifications and creditworthiness of any tenant with whom Landlord may enter into a lease agreement. Landlord waives any claims it may have against Broker resulting from any Landlord losses and liabilities, which Landlord may hereafter suffer by entering into a lease with any tenant.

Landlord agrees to allow Broker to cooperate with licensees from other firms who accept buyer's agency (also known as tenant representation) and facilitator agreements. Landlord understands that Broker may represent tenants interested in Property. In those circumstances Broker shall fully inform Landlord and provide Landlord the opportunity to proceed under a Disclosed Dual Agency agreement.

7. **Indemnification:** Landlord agrees to indemnify and hold the Broker harmless from any claim or cause of action, including the cost of defense and reasonable attorney's fees, which may arise

EXCLUSIVE RIGHT TO LEASE, CONT.

Authentisign ID: 68C3792C-44D2-F111-A8B8-0022483A8CD6EA

as a result of the Landlord's failure to disclose the condition of the property completely and promptly.

8. **Enforcement:** If a dispute arises regarding the enforcement of this agreement, the Broker shall be entitled to pursue any remedy provided at the law or equity, which may include a filing under the Broker Lien Law. In addition, the prevailing party in any legal action shall be entitled to recover all costs of the litigation including attorney's fees. This Agreement shall be governed by the laws of the State of New Hampshire and the parties consent to the exclusive jurisdiction of the Courts of the State of New Hampshire.

9. **Additional Provisions:** None.

10. **Agreement:** This Agreement constitutes the entire Agreement between Landlord and Broker and supersedes all prior discussions, negotiations and agreements whether oral or written. No amendment alteration or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Landlord and Broker. Any purported amendment, modification or withdrawal that is oral shall be void and of no effect whatsoever. This Agreement shall be binding upon the heirs, successors and assigns of the parties.

11. **Copies:** The parties agree to accept, in lieu of original signatures, faxed or scanned copies.

This is a legal instrument. If it is not understood, legal counsel should be consulted before signing. Landlord acknowledges that Landlord has read and understood this Agreement and that Landlord has received a copy hereof.

Landlord:

Sangeeta Matta — Signed

10/06/26 — Date

The foregoing is not binding on NAI Norwood Group until accepted and executed by an officer of the corporation and returned to Landlord.

Agreed by Associate

By: Katie Fleisher — Associate — 10/07/26

Accepted for NAI Norwood Group

By: Brian O'Brien — Officer — 10/07/26

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any option as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

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ANDREW FLEISHER, CCIM
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