



For Lease

Professional Office Space

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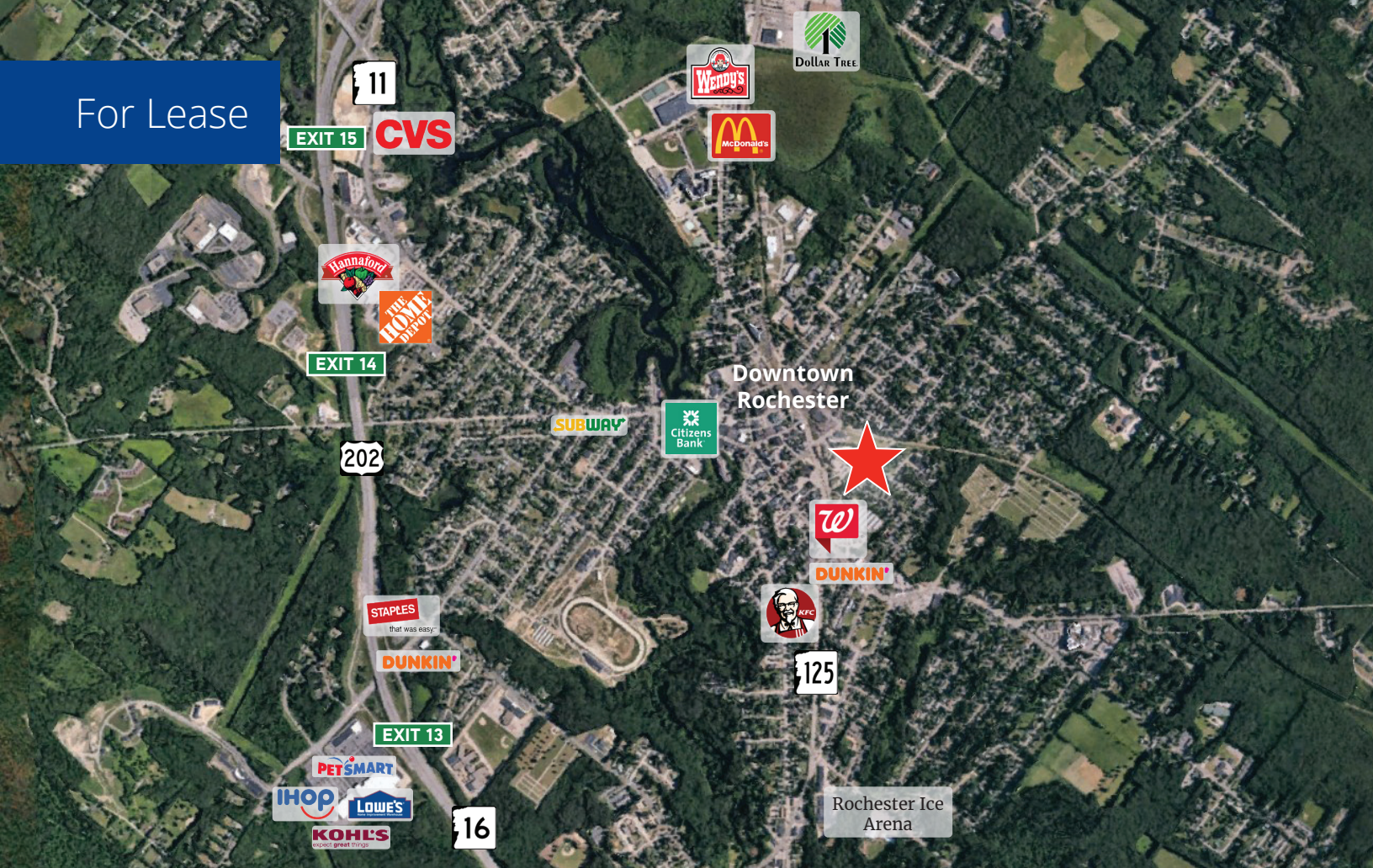
40 Winter Street Rochester, NH

Property Highlights

- Office spaces are available for lease on the 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: | Unit 322-324 & 330: 534± |
| 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 |



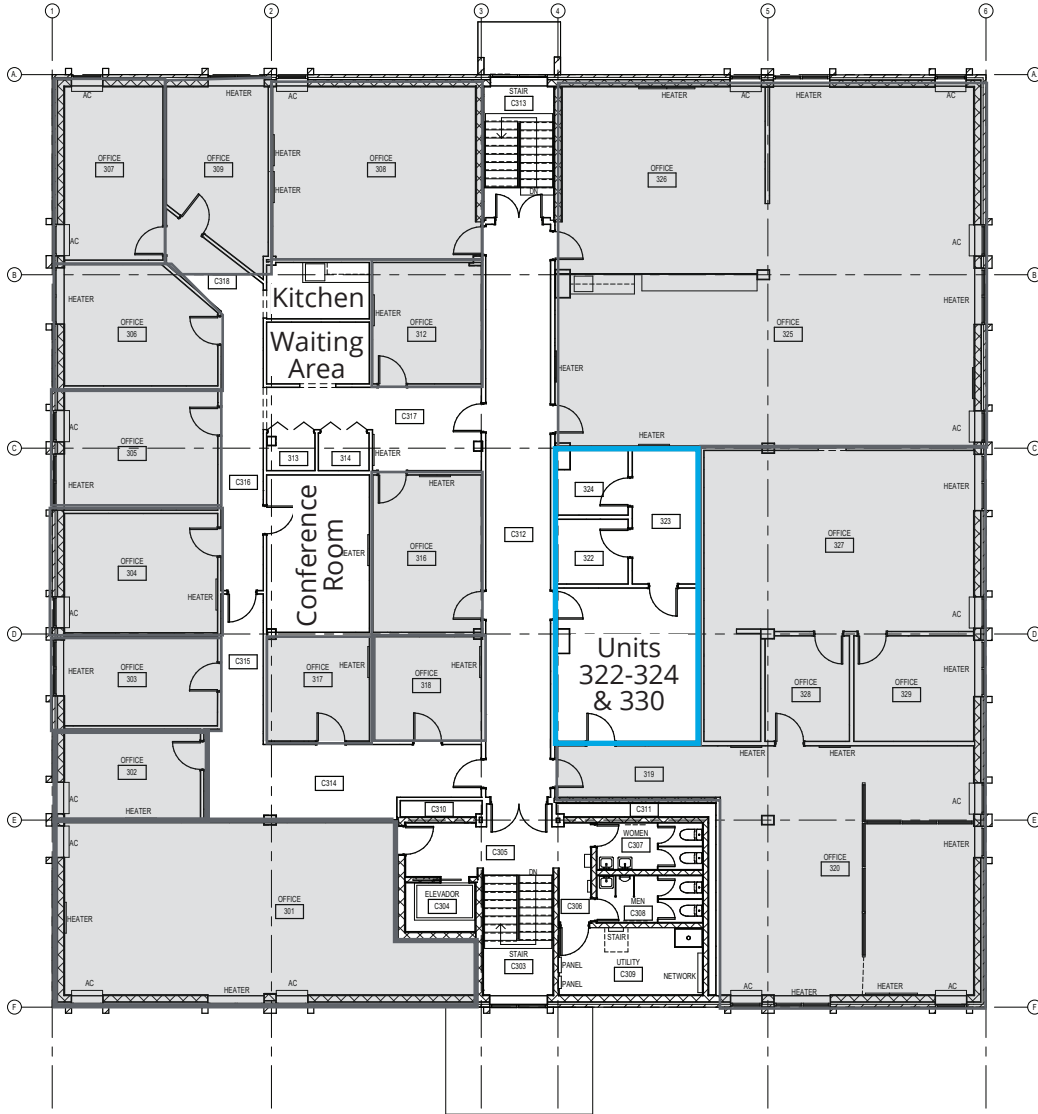
210 Commerce Way, Suite 350, Portsmouth, NH 03801
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Available Suites*

| Unit No. | Location | Description | SF (±) | Lease Rate |
|-------------------|-----------|---|--------|-------------|
| 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 May 2026.

3rd Floor Plan



Leased

② Existing Third Floor Plan
 1/8" = 1'-0"
 THIRD FLOOR: 10,859 Sq 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



| | |
|---|--------------|
| AG Architects, PC 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 | |