



For Lease

Modern Class A Office Spaces

300 Constitution Avenue
Portsmouth, NH

Property Highlights

- Class A office spaces are available for lease on the 2nd floor
- Suite 1 is an open concept 550± SF single room office
- Suite 200 is 11,062± SF consisting of 3 conference rooms, 9 offices, kitchen/break room, IT room, and a large open cube area
- Modern designer furniture is included in the lease rate (Suite 200 only)
- Suites feature high ceilings, lots of windows, and elevator access
- Other tenants include X5 Home Loans, Global Laminates, TopMark Funding, Concord Electric, Asian Atlantic Industries, and NERACOOS
- Located 3.5± miles to downtown Portsmouth, 2.6± miles to I-95, and 0.6± miles to Route 1

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For Lease



Downtown
Portsmouth

EXIT 3

INTERSTATE
95

BY-PASS
1

1

Banfield Road
Constitution Ave.
Lafayette Road

Specifications

Address: 300 Constitution Avenue

Location: Portsmouth, NH 03801

Building Type: Office

Year Built: 2013

Total Building SF: 65,651±

Available SF: Suite 1: 550± @ \$900/month gross
Suite 200: 11,062± @ \$14.00 NNN

Utilities: Municipal water & sewer
Gas (forced hot air)

Zoning: Industrial

Parking: Ample on-site

2025 NNN Expenses: \$5.00 PSF
• CAM: \$3.05
• Taxes: \$1.95

Avg Utility Expenses: Suite 200: gas \$187/mo; electric \$623/mo

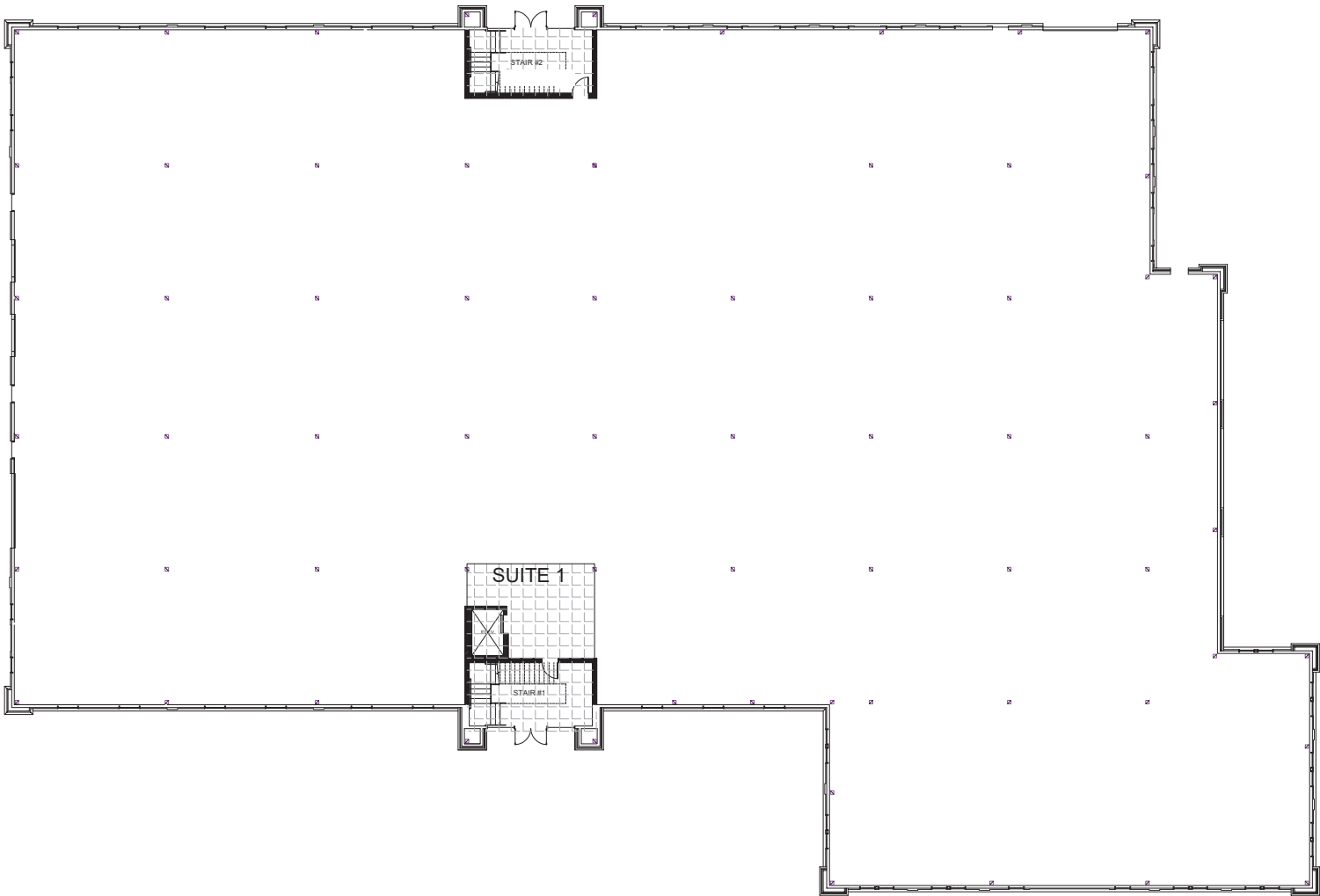
Accessibility: 3.5± miles to downtown Portsmouth, 2.6± miles to I-95, and 0.6± miles to Route 1



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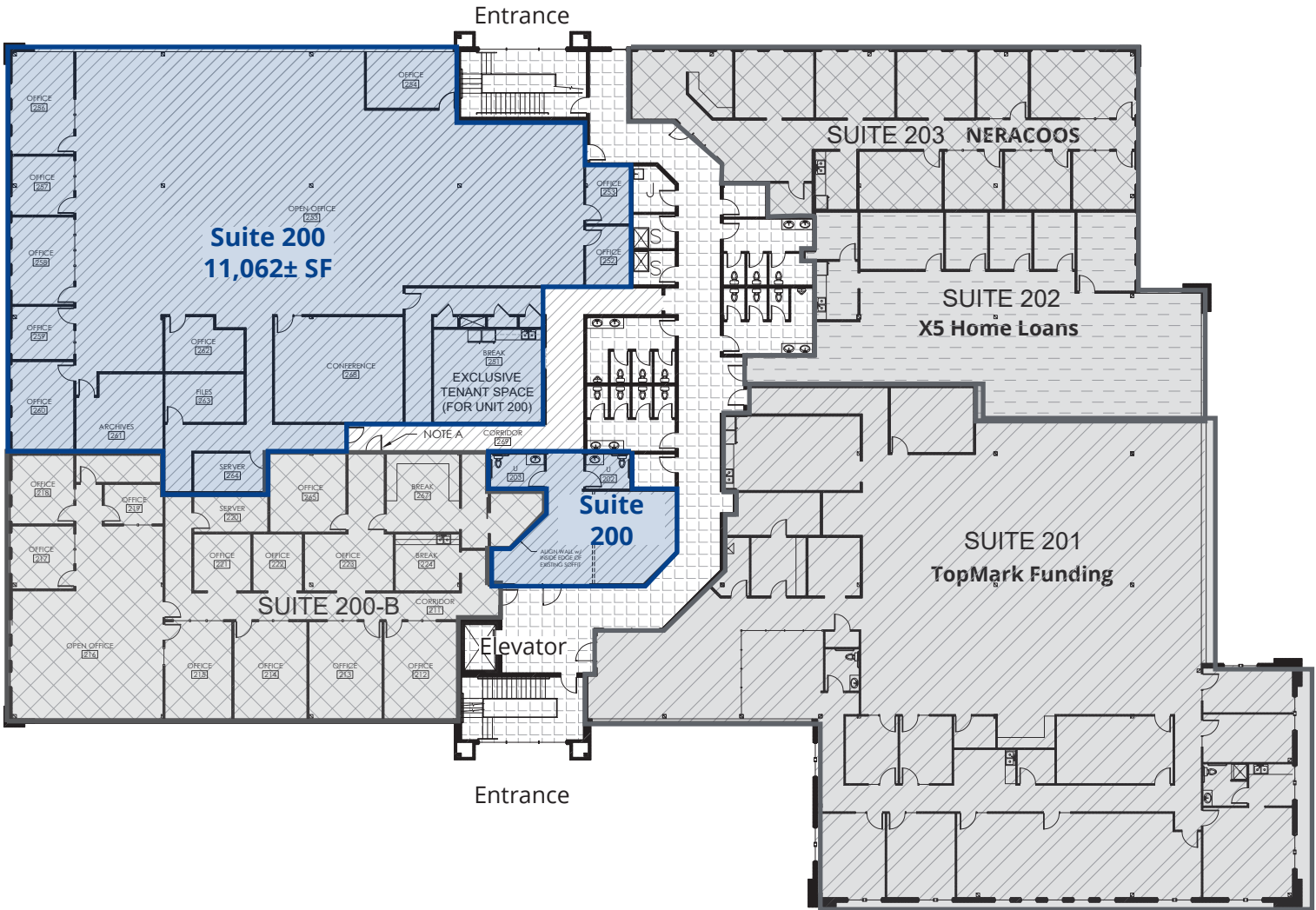
Suite 1 Floor Plan



1 MEZZANINE FLOOR PLAN
N.T.S.

A1.0	DATE: 9/25/2026		COMMERCIAL 300 CONSTITUTION AVENUE PORTSMOUTH, NEW HAMPSHIRE	
	DRAWN BY: RJD			
	APPROVED BY: CJC			
	SCALE: N.T.S.			
	DATE: 2011			
CJ ARCHITECTS 233 WASHINGTON STREET SUITE 101 PORTSMOUTH, NH 03801 (603) 431-2000 WWW.CJARCHITECTS.COM				

2nd Floor Plan



DATE: 9/25/2024			CJ ARCHITECTS 233 WASHINGTON STREET PORTSMOUTH, NH 03801 (603) 431-2000 www.cj-architects.com			
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APPROVED BY: CJD						
SCALE: N.T.S.						
JOB NUMBER: 22311						
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A1.2						