FOR LEASE

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OFFICE SPACE FOR LEASE · DOWNTOWN PORTSMOUTH, NH

25 MAPLEWOOD AVE

Suite 201 — A newer, state-of-the-art, first-class office condominium in the heart of Portsmouth

TOTAL AREA	AVAILABLE AS	YEAR BUILT	PARKING	CONDITION
8,712 SF	**Full floor or divisible suites**	**2020**	**Deeded garage spaces**	**Furnished, plug-and-play**

The Space

25 MAPLEWOOD AVENUE · PORTSMOUTH, NH

FOR LEASE

Suite 201 is a newer, state-of-the-art, first-class office condominium with a high-end professional build-out completed in 2020 — available now as a single full-floor tenancy or demised into smaller, move-in-ready suites to fit your team.

A dedicated private entrance from Maplewood Avenue delivers prominent street visibility and a distinguished, professional presence in the center of Downtown Portsmouth — on a signalized intersection with excellent building signage opportunity for your business.

BUILDING OVERVIEW

Total Floor Area	**8,712 SF**
Year Built	**2020**
Parking	**Deeded garage — reserved for key staff & clients**
Condition	**Furnished · Plug-and-Play**
Est. Additional Rent (NNN)	**~$9.10/SF (CAM + RE Taxes)**

FULL FLOOR

8,712 SF

$34.50 /SF NNN

Entire Suite 201, move-in ready and fully furnished. Ideal for a single tenant seeking a branded, full-floor presence.

DIVISIBLE SUITES

4,000 SF Minimum

$38.00 /SF NNN

Suite 201 can be demised into smaller professional offices (4,000 SF minimum) to suit — contact us for current availability and exact sizes.

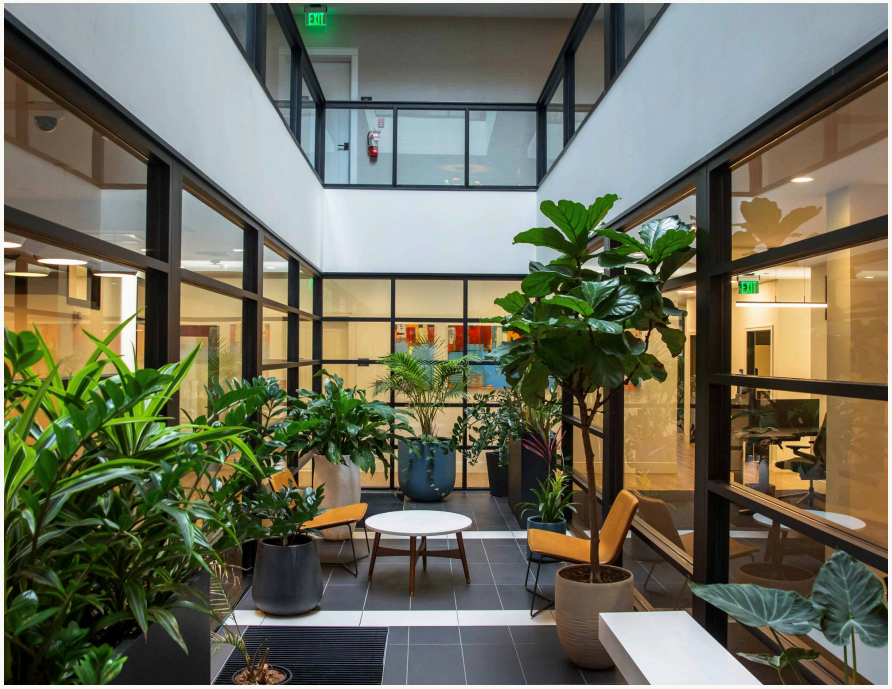


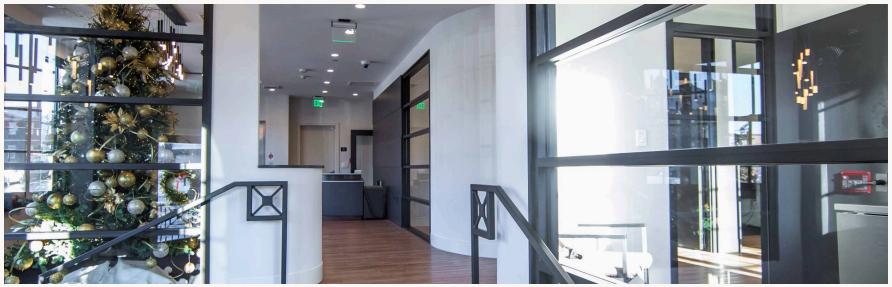
Conference room, Suite 201 — existing high-end build-out

The Building & Location

25 MAPLEWOOD AVENUE · PORTSMOUTH, NH

FOR LEASE





25 Maplewood Avenue is a new-construction, mixed-use commercial and residential condominium completed in 2020, ideally situated in Downtown Portsmouth with unparalleled access to the city's dining, retail, and iconic waterfront.

The building features secured underground garage parking and directly abuts the City-owned Worth Lot, providing convenient additional public parking for employees and visitors alike.

A sun-filled interior atrium, modern shared lobby, and move-in-ready finishes make this one of Portsmouth's most distinguished downtown addresses for a business of any size.

- Prominent corner location at a signalized intersection
- Steps from Market Square & the Portsmouth waterfront
- Abuts the City-owned Worth Lot (public parking)
- Sun-filled shared atrium & lobby
- Bold building signage opportunity
- Premium secured garage parking for key staff & high-end clients
- Surrounded by dining, hotels & banking
- Private street-level suite entrance

TRADE AREA DEMOGRAPHICS

$106,219	$145,403	$118,331	61%
PORTSMOUTH MEDIAN HH INCOME	PORTSMOUTH AVG. HH INCOME	ROCKINGHAM COUNTY MEDIAN HH INCOME	PORTSMOUTH ADULTS W/ BACHELOR'S DEGREE+

Source: U.S. Census Bureau / American Community Survey, 2024 estimates (Portsmouth, NH & Rockingham County, NH).

Floor Plan & Location

25 MAPLEWOOD AVENUE · PORTSMOUTH, NH

FOR LEASE



WALKABLE DOWNTOWN

Steps to Portsmouth's Banking & Financial Services



25 MAPLEWOOD AVENUE

NEEDHAM BANK — GROUND-FLOOR ANCHOR TENANT

Suite 201 is on the upper floors of this same building

NEARBY BANKS & FINANCIAL SERVICES

- **Needham Bank** — In this building — 25 Maplewood Ave
- **TD Bank** — Downtown Portsmouth branch
- **Citizens Bank** — Downtown Portsmouth branch
- **M&T Bank** — Downtown Portsmouth branch
- **Piscataqua Savings Bank** — Locally headquartered, downtown Portsmouth
- **Optima Bank & Trust** — Downtown Portsmouth

Banking, professional & financial services *are all within an easy walk of Market Square and 25 Maplewood Avenue.*

Ready to see it in person?
Reach out to schedule a tour of 25 Maplewood Ave.

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Information herein is deemed reliable but not guaranteed and is subject to change, prior lease, or withdrawal.