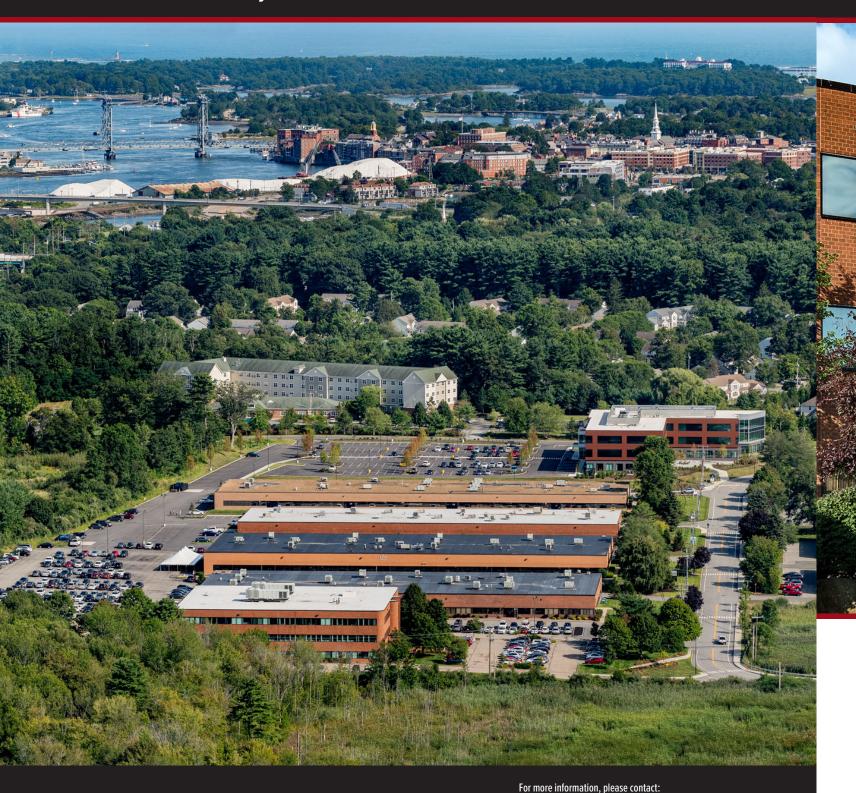
## 230 Commerce Way | Portsmouth Office Park | Portsmouth, NH

## **Office for Lease**

230 Commerce Way | Portsmouth Office Park | Portsmouth, NH





Beautiful corner office suite located on the first floor directly off the lobby at the main office. Close to many amenities, restaurants, and hotels, it also features ample free on-site parking and is in close proximity to I-95 and downtown Portsmouth.

230

For further information call

Margaret O'Brien at 603.427.0700 111 Bow Street, Portsmouth, NH 03801

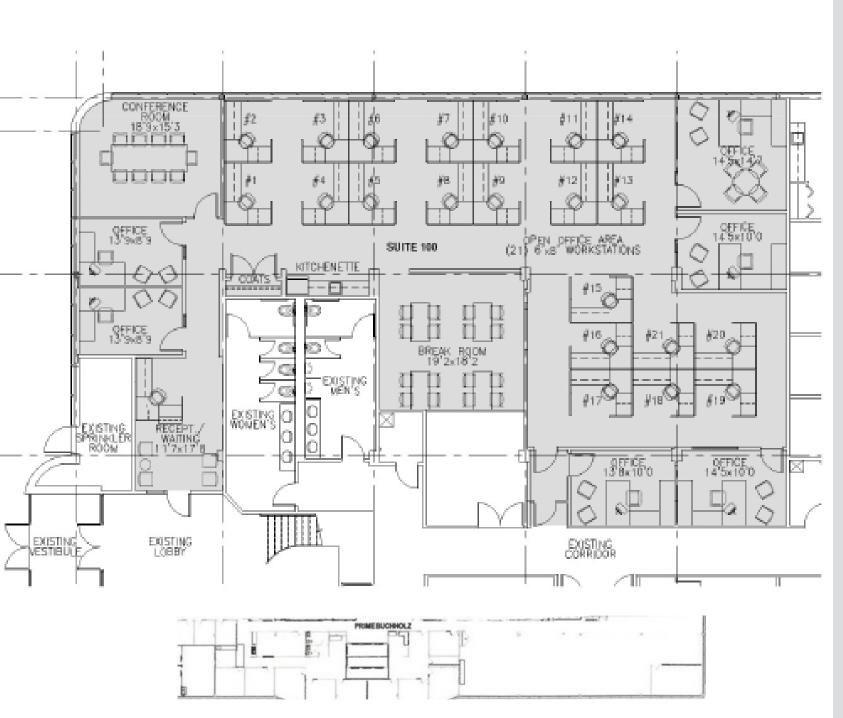
2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Margaret O'Brien M: 603.828.7245 0: 603.427.0700

bow street, LLC

margaret@bowstcommercial.com www.bowstcommercial.com





## **Property Specifications**

**Total Building Size:** 49,480 ±SF

**Available Space:** Suite 100: 4,930 ±RSF

Floors: Three

Land: 5.62 Acres

**Year Built:** 1997

**Water/Sewer:** Municipal water and sewer

**Zoning:** Office Research

**Data Lines:** T-1

**Sprinkler:** Yes

**HVAC:** Natural Gas - FHA Heat

**Parking:** Ample, free on-site parking (5/1000 ratio)

**Availability:** Immediately

Asking Lease Rate: \$18.50/SF NNN

**NNN Expenses:** \$7.72/SF (estimated for 2022)

**Amenities:** This corner office suite is located directly off

the lobby and features 6 offices, a 10-person conference room, 21 workstations, a 16-person breakroom, and a large reception area. Great window line with plenty of free on-site parking.







