

273 Corporate Drive | Pease Tradeport | Portsmouth, NH

Office for Lease

273 Corporate Drive | Pease Tradeport | Portsmouth, NH



3,103 ±RSF to 39,804 ±RSF Available for Lease

This premier office building at Pease is currently undergoing a major common area upgrade to include an on-site cafe, a full gym with showers, and a beautiful, upgraded lobby. We have multiple size offices available that can be customized to your exact specifications. The building also features a full backup generator, an outdoor patio with seating, and lots of free on-site parking.

For further information call
Margaret O'Brien at 603.427.0700



For more information, please contact:

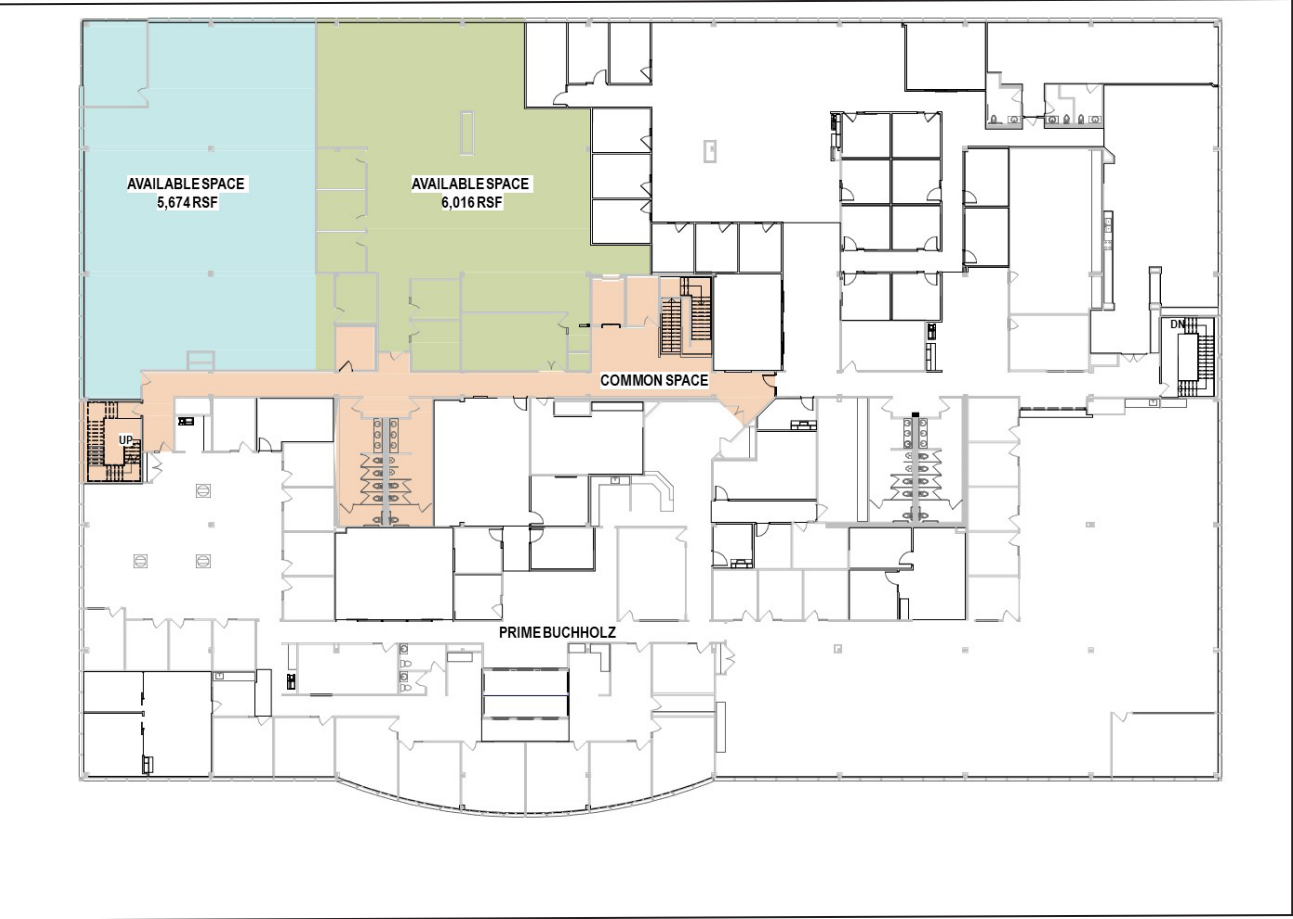
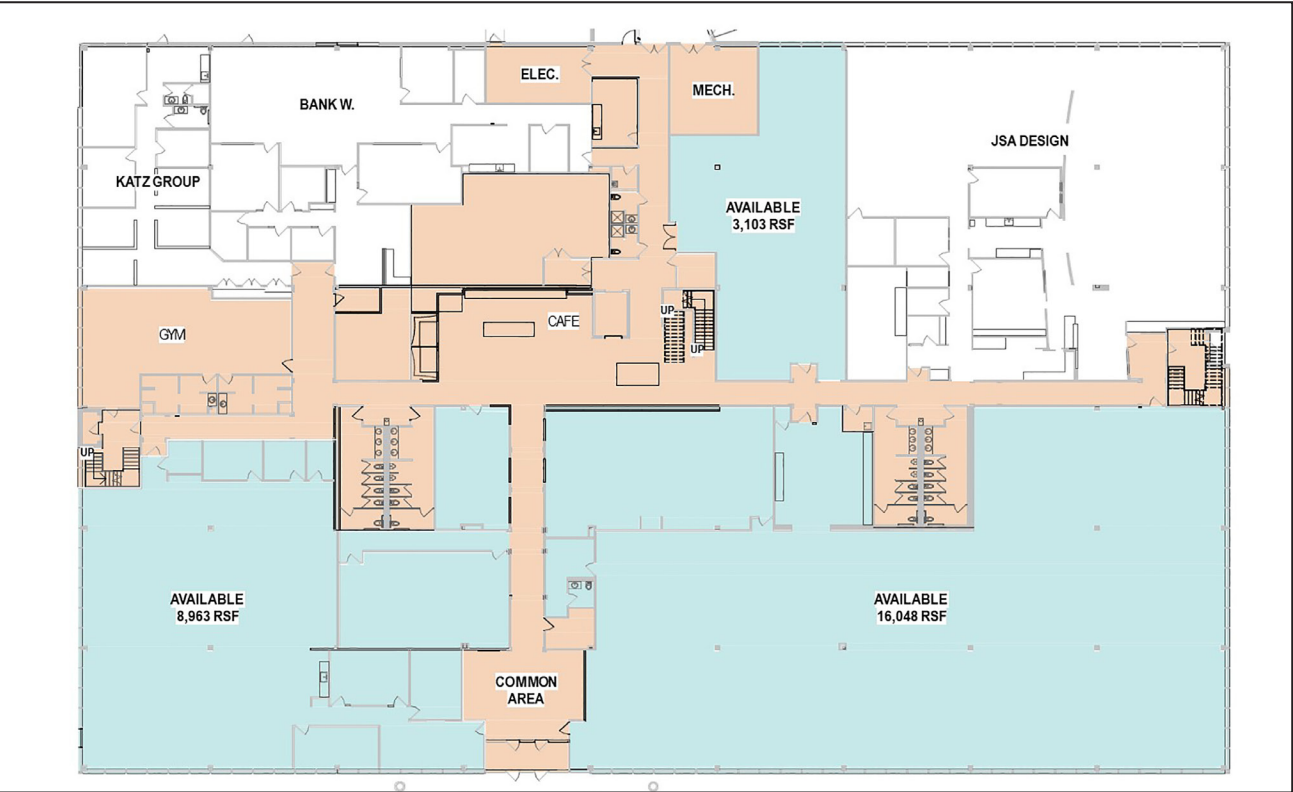
bow street, LLC
111 Bow Street, Portsmouth, NH 03801

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

margaret@bowstcommercial.com
www.bowstcommercial.com

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.

111 Bow Street, Portsmouth, NH 03801 | 603.427.0700 | www.bowstcommercial.com



Property Specifications

Total Building Size: 100,833 ±SF

Available Space: **First Floor:** 16,048 ±RSF
3,103 ±RSF
8,963 ±RSF

Second Floor: 11,690 ±RSF
May be demised to 5,647 ±RSF and 6,018 ±RSF

Total Available: 39,804 ±RSF

Floors: Two

Land: 21± Acres

Year Built: 2002

Water/Sewer: Municipal water and sewer

Zoning: Office

Data Lines: T-1

Generator: Full back-up generator

Sprinkler: Yes

HVAC: Gas-fired York units

Parking: Ample, free on-site parking (4/1000 ratio)

Availability: Immediately

Asking Lease Rate: \$18.50/SF NNN

NNN Expenses: \$7.22/SF (estimated for 2022)

Amenities: Building has a full back up generator.
Available space has a fantastic window line that wraps the front corner of the building directly off the front lobby, as well as an outdoor patio with seating.

Common Area Upgrades:
Landlord is currently upgrading all common areas with a new lobby, on-site cafe, and full gym with showers available for tenants to use.

