

273 Corporate Drive | Pease Tradeport | Portsmouth, NH

# Office for Lease

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## 16,027± SF Available for Lease

This 16,027± SF office space is located on the first floor directly off the lobby and has a fantastic window line that wraps around the space. The space can come wired and furnished with a large training room, glass interior offices, a great kitchen and plenty of open cube space. The building has a full backup generator, 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

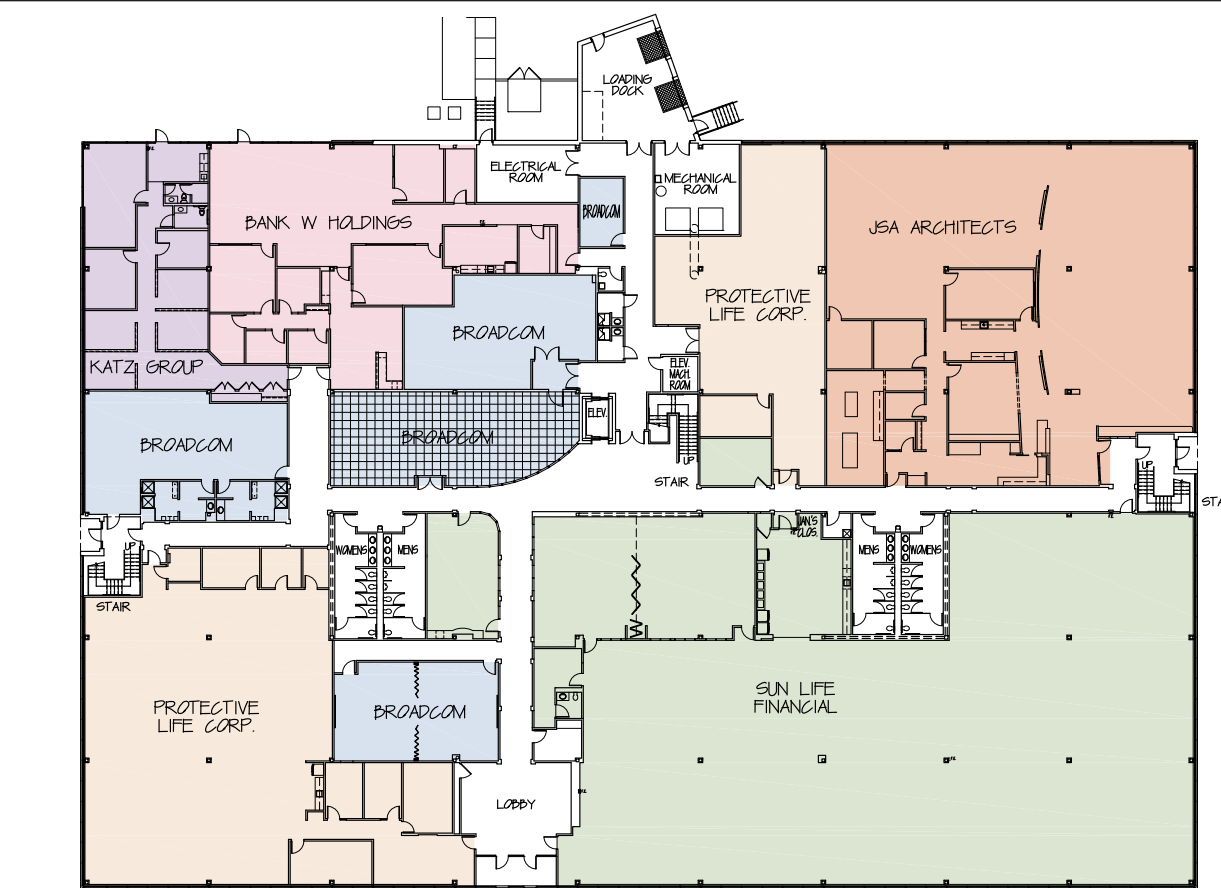
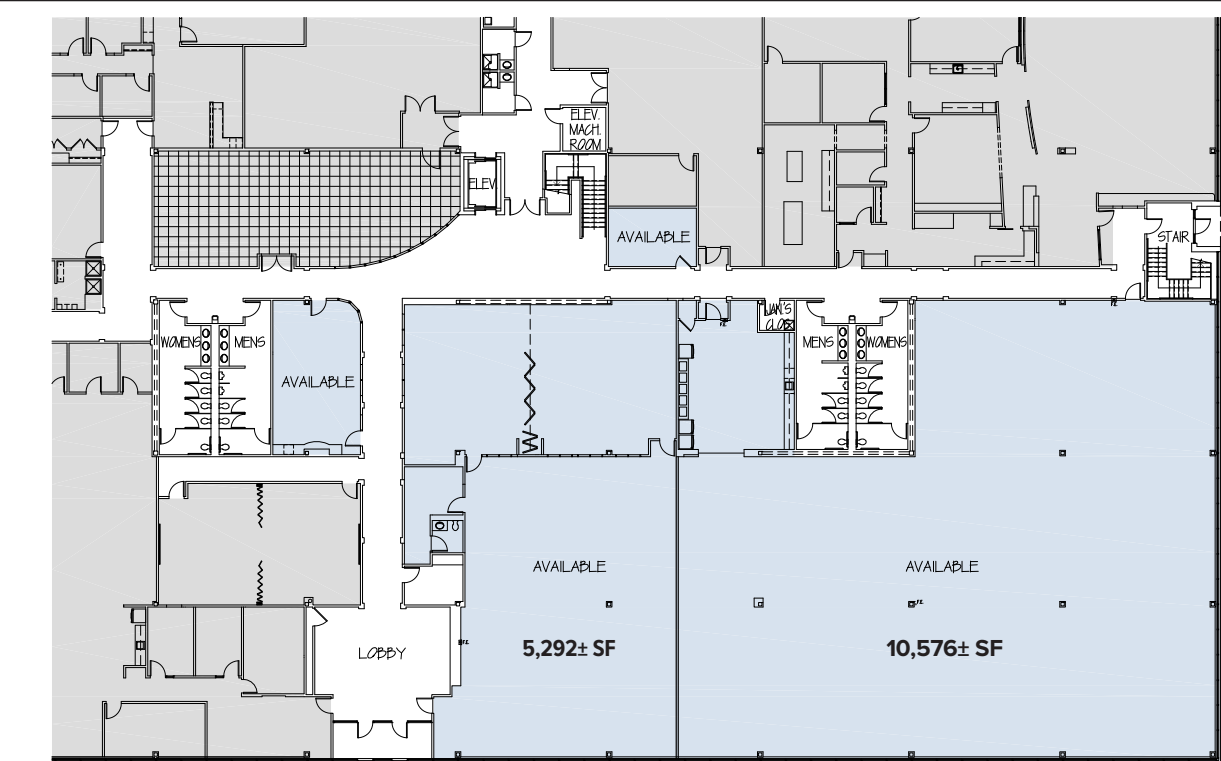
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2018 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should 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:	16,027± SF on the first floor May be demised to 5,292± SF and 10,576± SF.
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:	\$10.03/SF (estimated for 2020)
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.

