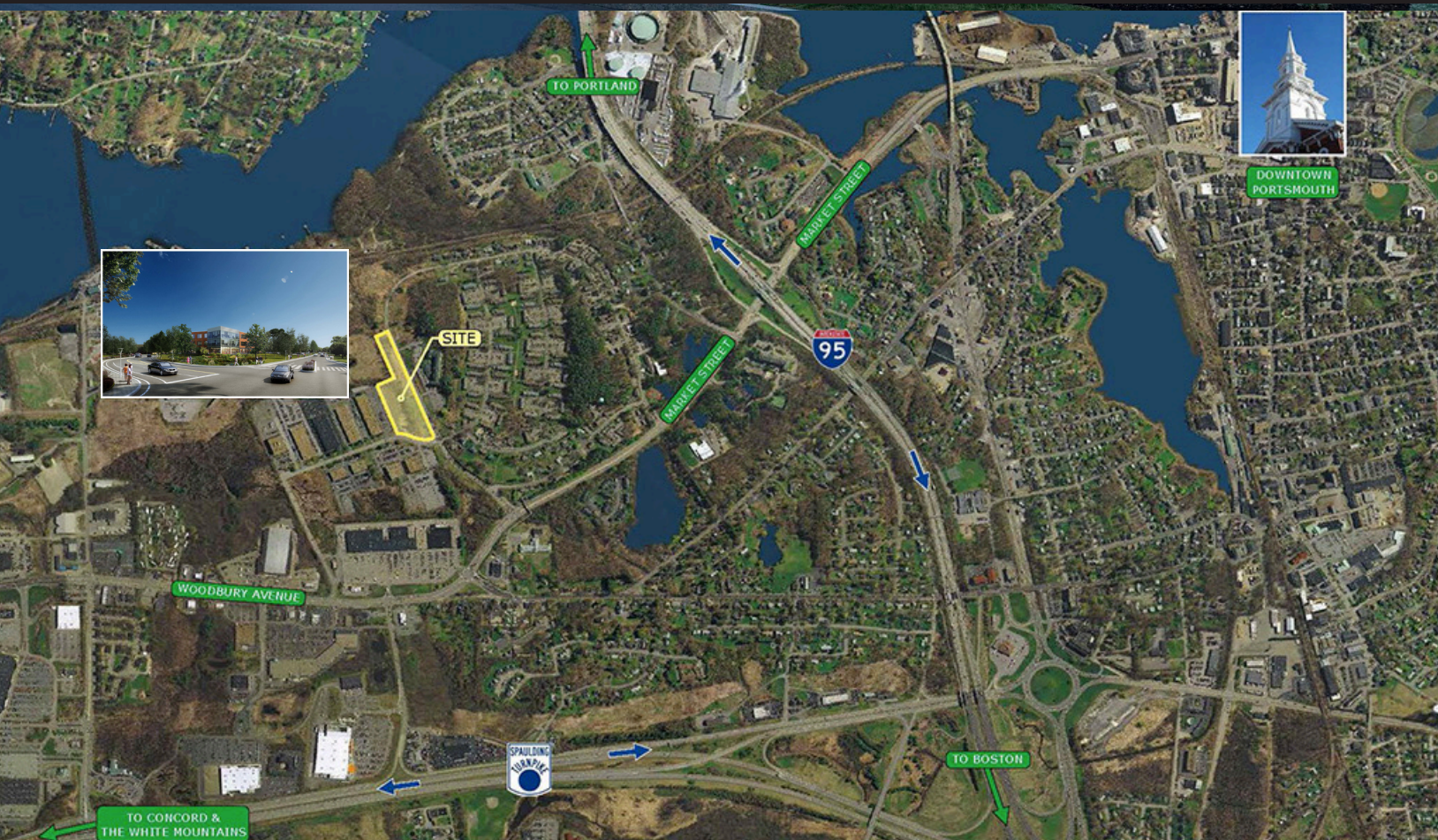


75 Portsmouth Boulevard | Portsmouth | New Hampshire



NEW CONSTRUCTION – Class A Office Space

75 Portsmouth Boulevard | Portsmouth | New Hampshire



Fully Fit-up Turnkey Space – 6,500± RSF

Unique opportunity to move right into this fun, cool, techy space in this brand new building at the corner of Portsmouth Boulevard and Commerce Way. This suite is located in the corner of the first floor with an excellent window line and overlooking the large outdoor patio. Building features a large outdoor patio with radiant heat and a gas fire pit with lots of outdoor seating. Patio has direct access to a planned on-site café which will serve coffee and cocktails. Easy access from I-95 and the Spaulding Turnpike at the gateway to downtown Portsmouth.

www.75Portsmouth.com

For further information call
Margaret O'Brien at 603.427.0700.



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.

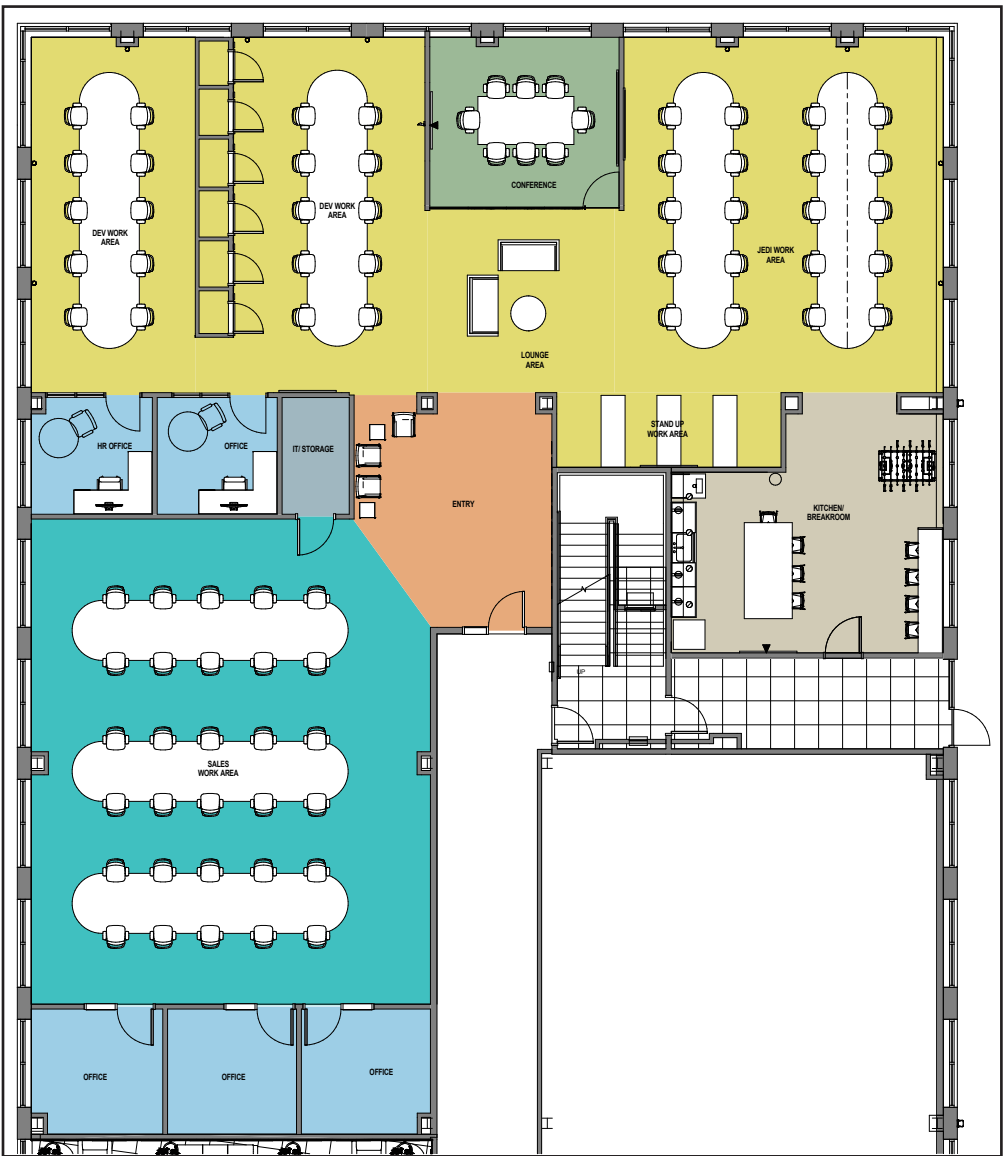
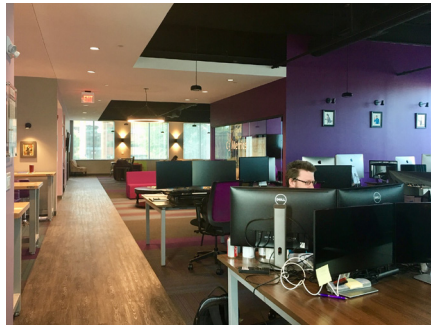
bow street, LLC
111 Bow Street, Portsmouth, NH 03801

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700
margaret@bowstcommercial.com
www.bowstcommercial.com

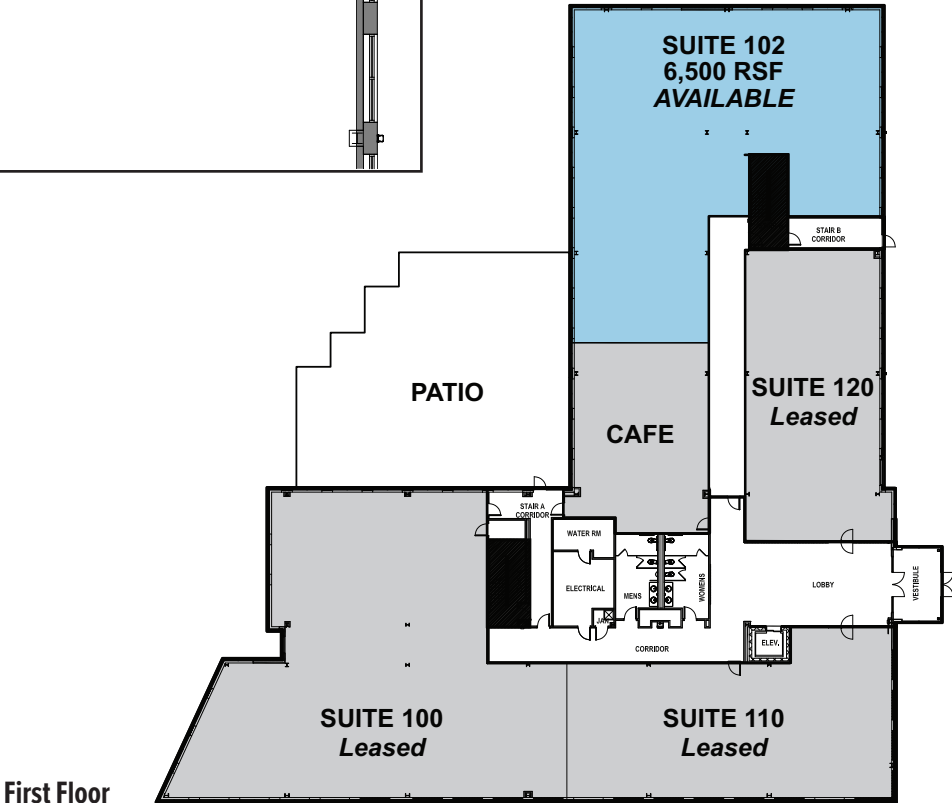
111 Bow Street, Portsmouth, NH 03801 | 603.427.0700 | www.bowstcommercial.com

Property Specifications

Building Size:	68,189 RSF on three floors
Available Space:	Suite 102 – 6,500± RSF
Year Built:	2019
Land Area:	8.82± acres
Zoning:	Office, Research
HVAC:	Gas - Rooftop Units
Utilities:	Public water and sewer, natural gas
Signage:	Signage is available at the entrance pylon as well as interior directories
Parking:	Ample free on-site, approx. 264
Managed By:	The Kane Company
Availability:	Immediate
Asking Lease Rate:	\$21.50 RSF, NNN
Operating Expenses. (Est. 2020):	\$4.75 PSF
Real Estate Taxes (Est. 2020):	\$1.42 RSF



Suite 102



First Floor