

DOWNTOWN RETAIL | OFFICE | RESTAURANT SPACE

9 Commercial Alley | Downtown Portsmouth | New Hampshire



2,636± SF Available for Lease

Unique space available in the heart of downtown Portsmouth, NH in bustling Commercial Alley. This 2,636± SF space can be utilized for many uses. The entire space has been completely renovated down to the studs with new HVAC. Features two floors with an expansive staircase, exposed brick and wood beams, multiple skylights and lots of windows providing natural light. Landlord will finish space or provide an allowance for your choice of flooring, lighting and finishes. Join the Elephantine Bakery and Cava Restaurant in this fantastic space.

Call today to set up a tour.

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

Property Specifications

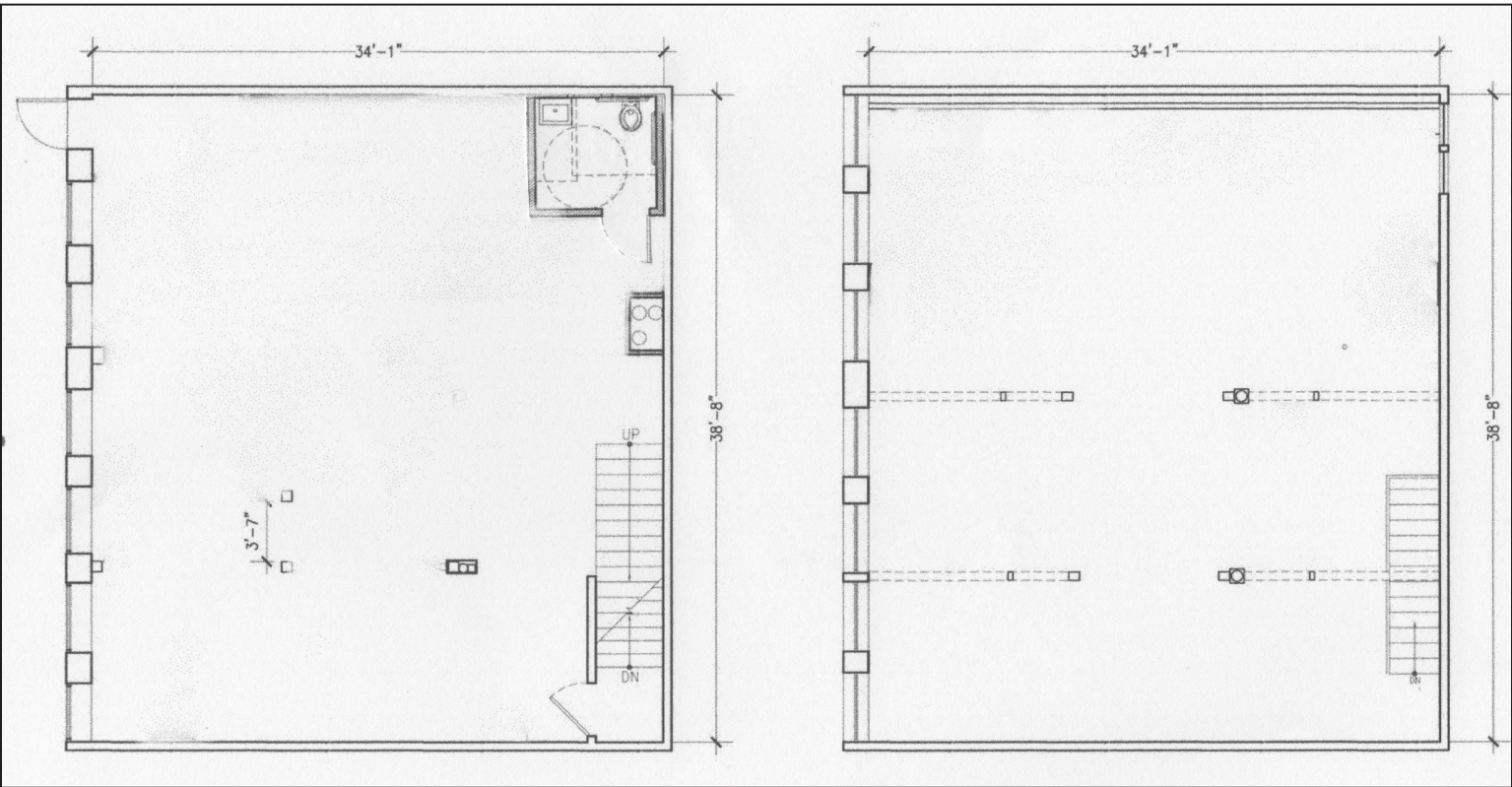
BUILDING SIZE:	2,636± RSF Total 1,318 RSF on 1 st floor, 1,318 RSF on 2 nd floor Plus a full height dry basement
AVAILABLE SPACE:	2,636± RSF
YEAR BUILT:	1800 – fully renovated in 2020
LAND AREA:	.04± acres
ZONING:	CD4
HVAC:	100,000 BTU, high efficiency, gas furnace with cooling
UTILITIES:	Public water and sewer, Gas
SIGNAGE:	Signage is available on building and at the existing hanging brackets. Placards at entrance to Commercial Alley.
AVAILABILITY:	Immediate
INTRODUCTORY LEASE RATE:	\$22.00 RSF, NNN
TRIPLE NET EXPENSES (EST. 2020):	\$3.52 RSF
UTILITIES:	Tenant pays its utilities, estimated at \$175/month



First Floor



Second Floor



First Floor Plan

Second Floor Plan