NEW CONSTRUCTION
68,000 SF Office Building

75 PORTSMOUTH BOULEVARD | PORTSMOUTH | NEW HAMPSHIRE

Unique opportunity to customize your space in this exciting contemporary designed building at the corner of Portsmouth Boulevard and Commerce Way. Construction has started with an anticipated delivery of Fall 2018. Very flexible floor plates allow for Tenants from 3,000 +/- SF to 68,000 SF to design their space with excellent window lines and efficient programming. Building will feature a large outdoor patio with lots of outdoor seating with direct access to an on-site coffee/ food provider. Large glass feature walls along with banned façade create a great opportunity for branding. Easy access from I-95, the Spaulding Turnpike at the gateway to downtown Portsmouth. Many area amenities include hotels, restaurants, fitness, and shopping.

bow street
commercial brokerage

111 Bow Street, Portsmouth, NH 03801
(603) 427-0700 | margaret@bowstreetcommercial.com
www.75Portsmouth.com

kupp café
kupp café

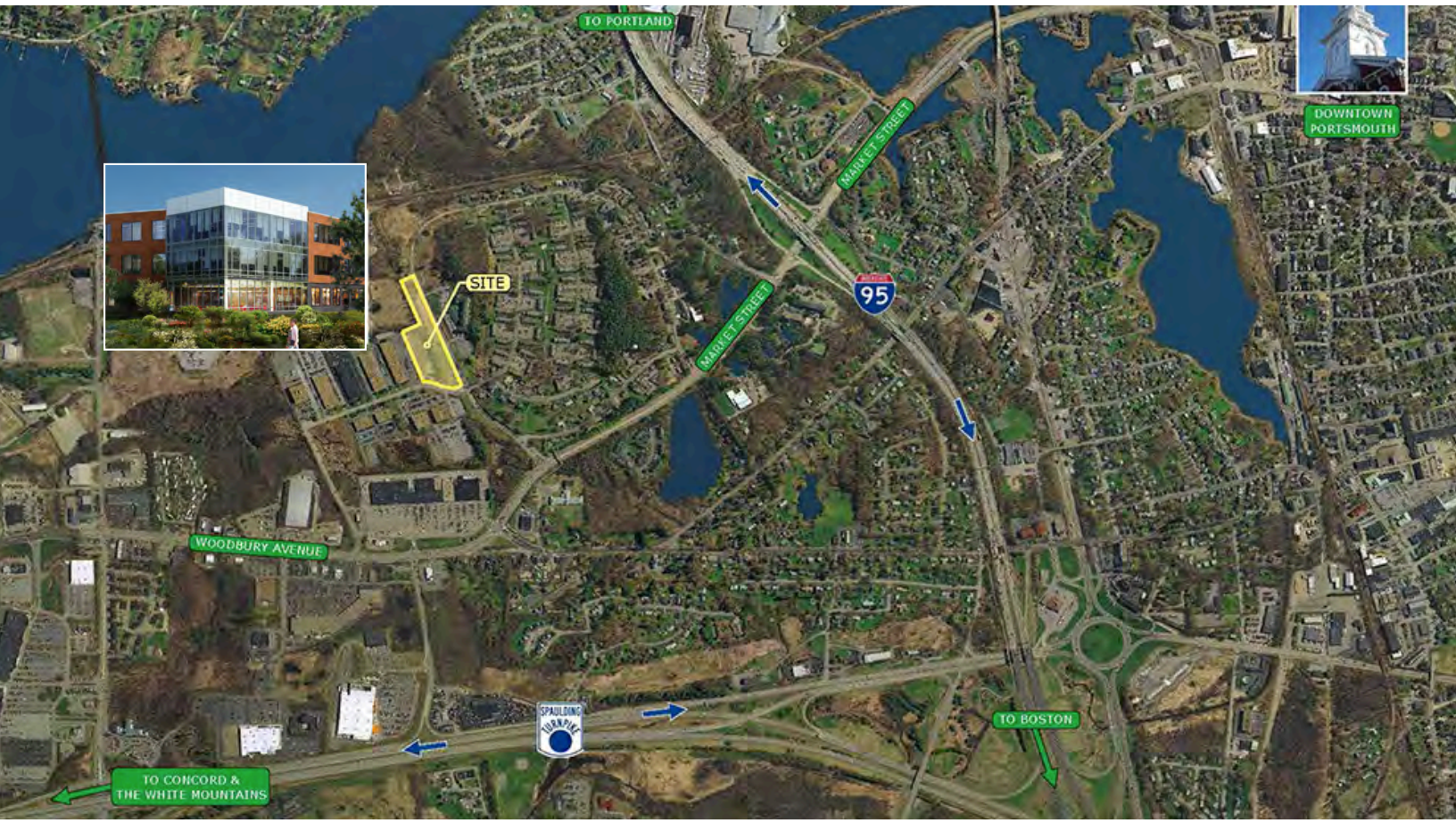
SITE PLAN

PROPOSED OFFICE BUILDING
75 PORTSMOUTH BOULEVARD
PORTSMOUTH, NH
N
SCALE IN FEET
GRAPHIC SCALE
COMMERCE WAY
PORTSMOUTH BOULEVARD
3-STORY OFFICE BUILDING
66,600 S.F.
(±22,200 S.F. FOOTPRINT)
F.F. = 70.0
43 SPACES
11 SPACES
7 SPACES
13 SPACES
9 SPACES
8 SPACES
12 SPACES
10 SPACES
Tighe&Bond
Consulting Engineers
www.tighebond.com
177 Corporate Drive
Portsmouth, New Hampshire 03801
(603) 433-8818
October 2, 2017
K-0076-12_Site-PHsA_CLR.dwg

PROPERTY SPECIFICATIONS

BBUILDING SIZE:	68,189 rentable square feet on three floors
AVAILABLE SPACE:	First Floor: 21,381 +/- RSF Second Floor: 23,658 +/- RSF Third Floor: 23,150 +/- RSF
YEAR BUILT:	2018
LAND AREA:	8.82+/- acres
ZONING:	Office, Research
HVAC:	Gas - Rooftop Units
UTILITIES:	Public water and sewer & natural gas
SIGNAGE:	Signage is available on building, entrance pylon as well as interior directories
FLOOR PLANS:	Available from broker
PARKING:	Ample free on-site, approx. 264
MANAGED BY:	The Kane Company
AVAILABILITY:	Fall 2018
ASKING LEASE RATE:	$18.50 RSF, NNN
OPERATING EXPENSES (EST. 2018):	Estimated at $4.75 PSF
REAL ESTATE TAXES (EST. 2018):	$2.35 RSF

75 PORTSMOUTH BOULEVARD | PORTSMOUTH | NEW HAMPSHIRE



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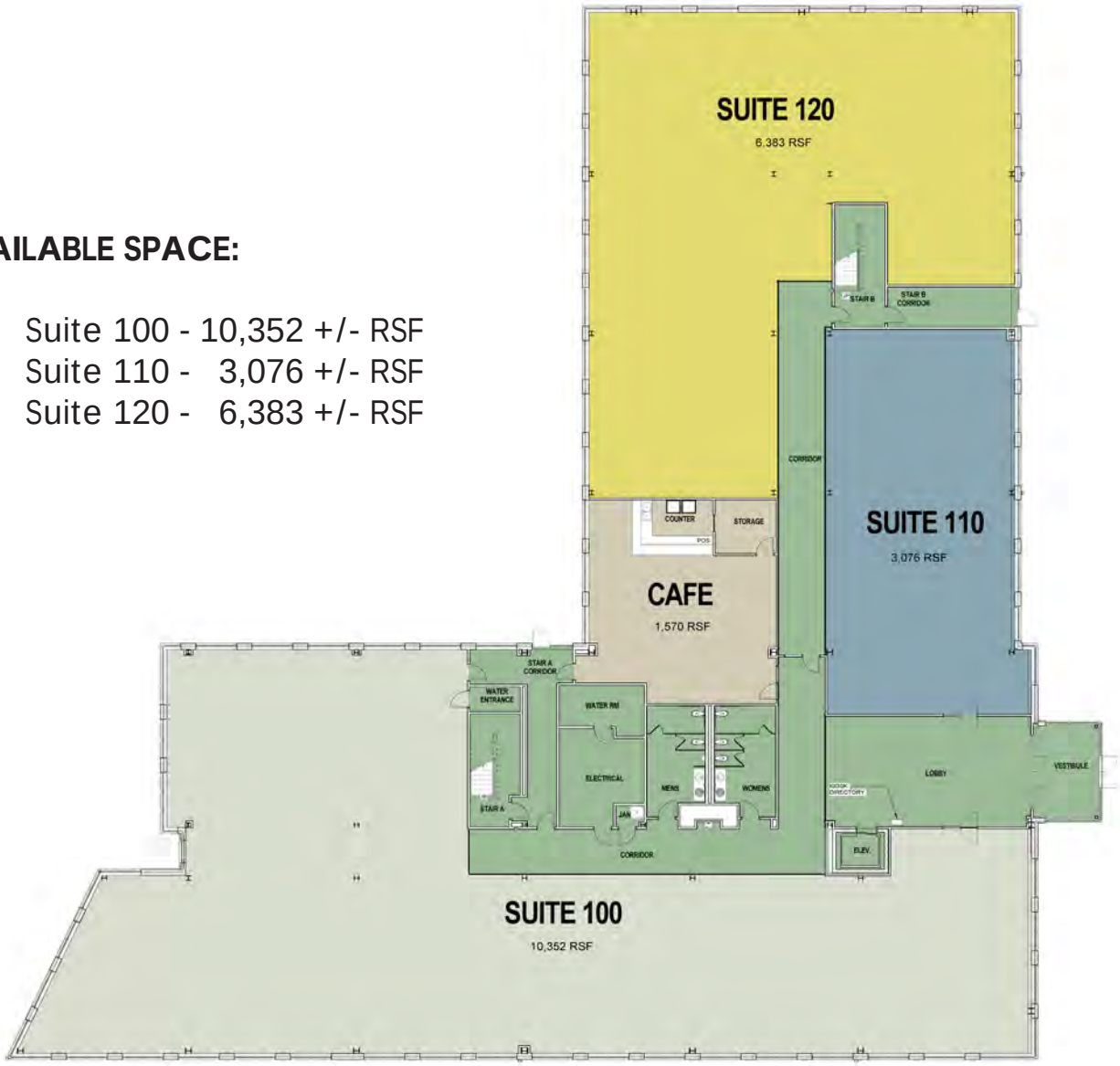
FLOOR PLAN

AVAILABLE SPACE:

Suite 100 - 10,352 +/- RSF
Suite 110 - 3,076 +/- RSF
Suite 120 - 6,383 +/- RSF



above is conceptual configuration only

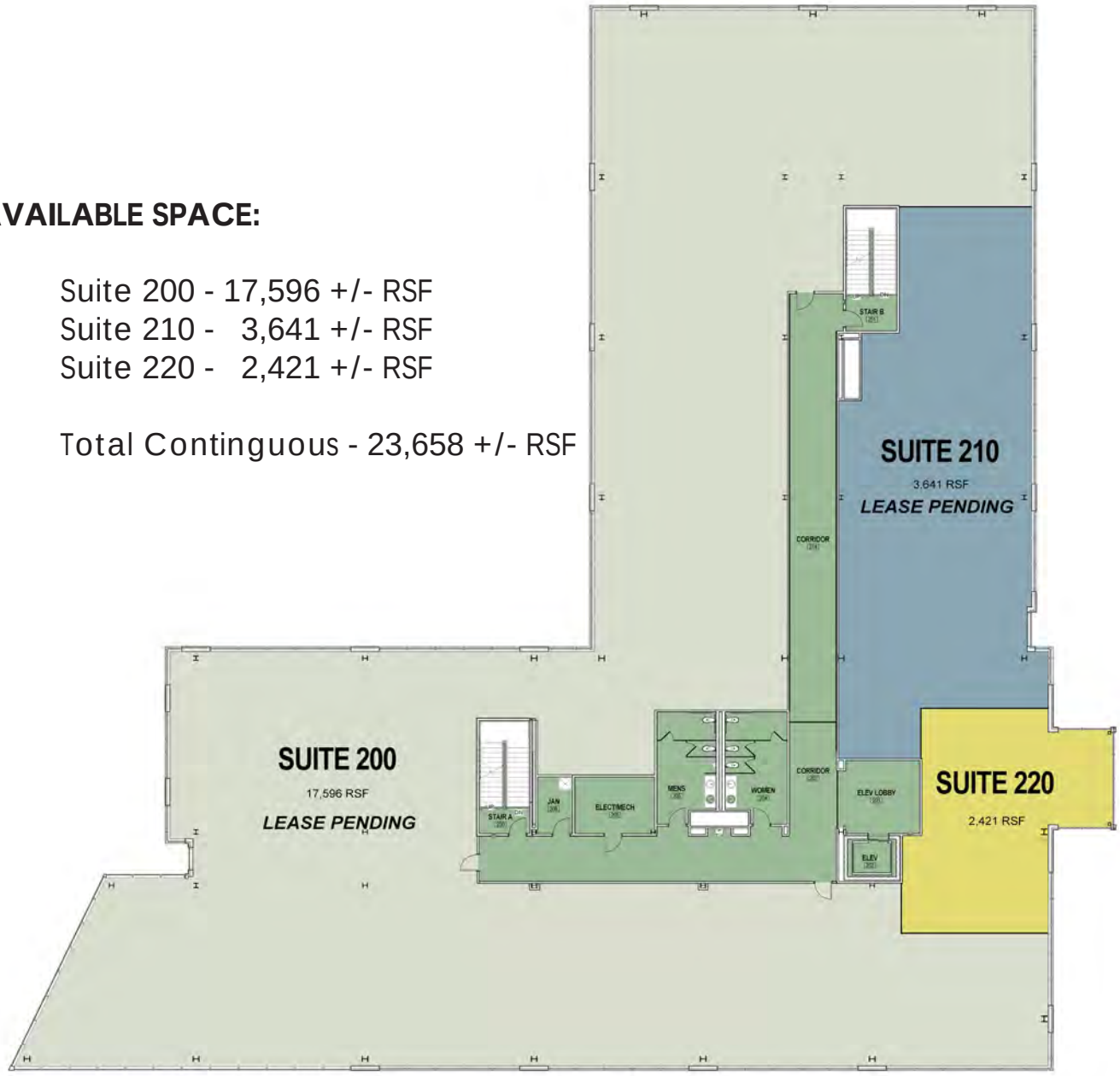
FIRST FLOOR: 21,381 +/- RSF

FLOOR PLANS

AVAILABLE SPACE:

Suite 200 - 17,596 +/- RSF
Suite 210 - 3,641 +/- RSF
Suite 220 - 2,421 +/- RSF

Total Continguous - 23,658 +/- RSF



above is conceptual configuration only

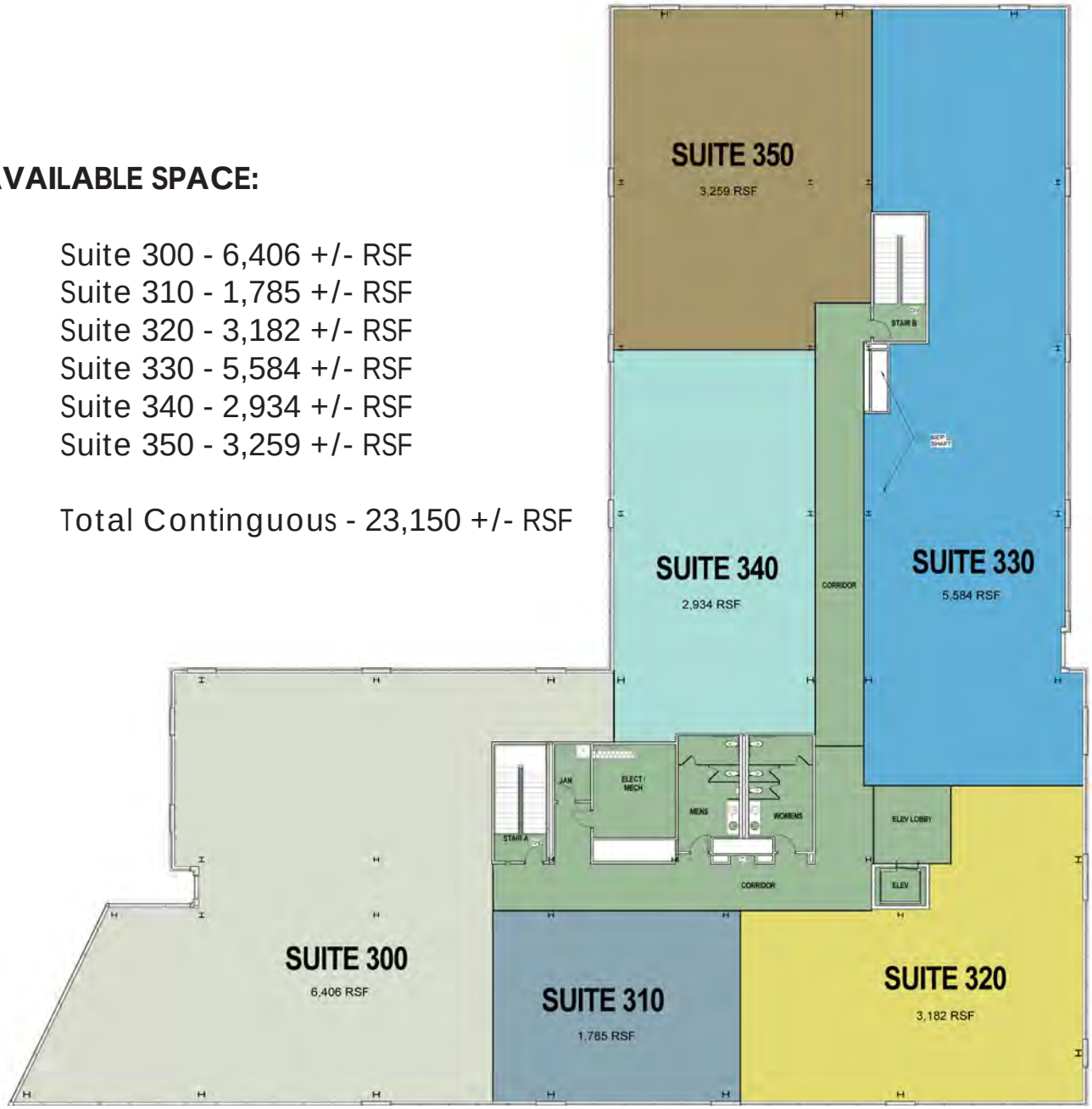
SECOND FLOOR: 23,658 +/- RSF

FLOOR PLANS

AVAILABLE SPACE:

Suite 300 - 6,406 +/- RSF
Suite 310 - 1,785 +/- RSF
Suite 320 - 3,182 +/- RSF
Suite 330 - 5,584 +/- RSF
Suite 340 - 2,934 +/- RSF
Suite 350 - 3,259 +/- RSF

Total Continguous - 23,150 +/- RSF



above is conceptual configuration only

THIRD FLOOR: 23,150 +/- RSF