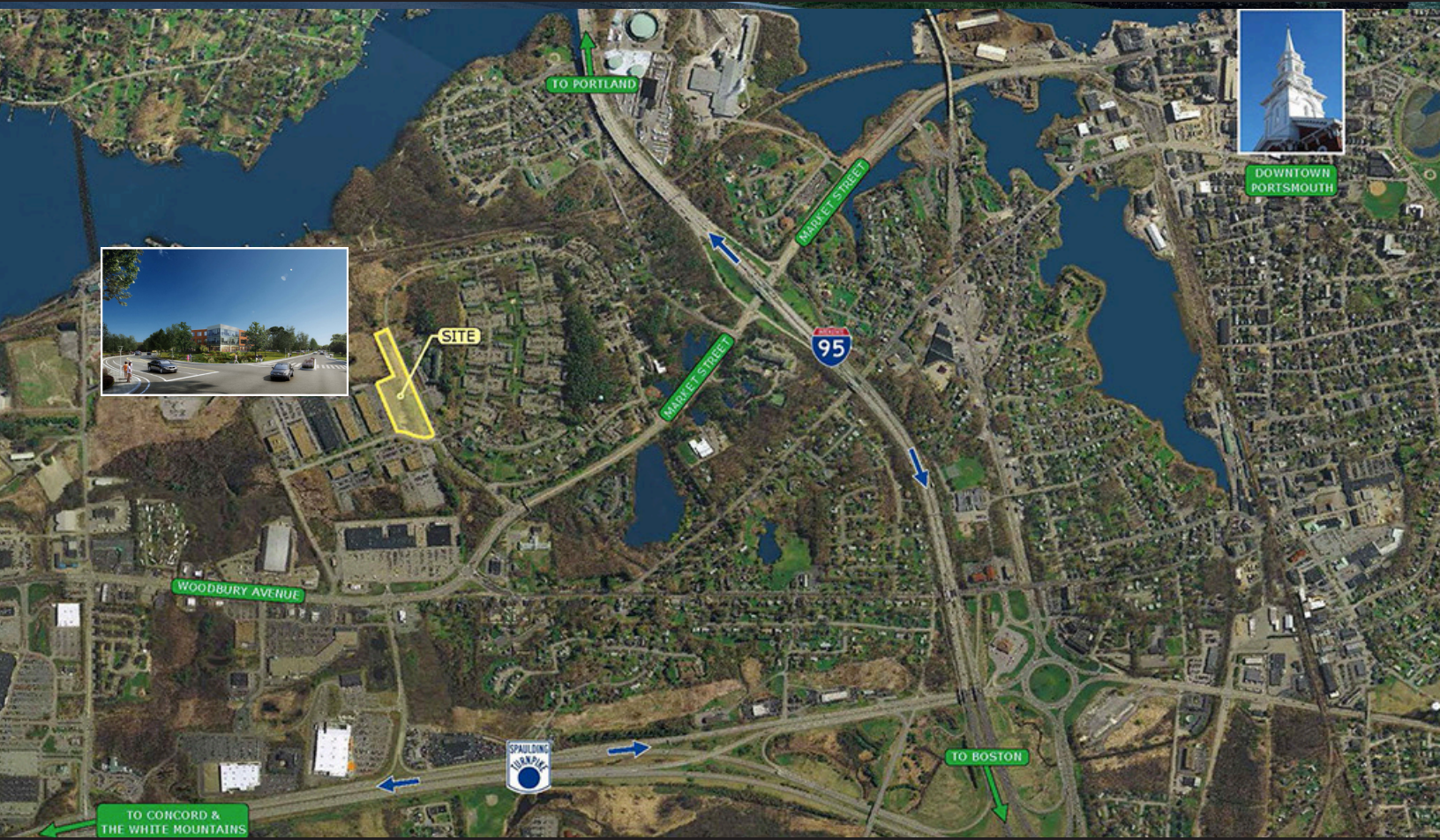


75 Portsmouth Boulevard | Portsmouth | New Hampshire



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

# NEW CONSTRUCTION

75 Portsmouth Boulevard | Portsmouth | New Hampshire



## 68,189 SF Office Building Only 1 Space Remaining – Up to 11,096 SF

Unique opportunity to customize your space in this exciting contemporary designed building at the corner of Portsmouth Boulevard and Commerce Way. Remaining space is located on the second floor with excellent window lines and efficient programming. Building features a large outdoor patio with lots of outdoor seating with direct access to an on-site coffee/food provider. Easy access from I-95, the Spaulding Turnpike at the gateway to downtown Portsmouth. Many area amenities include hotels, restaurants, fitness, and shopping.

[www.75Portsmouth.com](http://www.75Portsmouth.com)

For further information call  
**Margaret O'Brien at 603.427.0700.**

111 Bow Street, Portsmouth, NH 03801 | 603.427.0700 | [www.bowstcommercial.com](http://www.bowstcommercial.com)



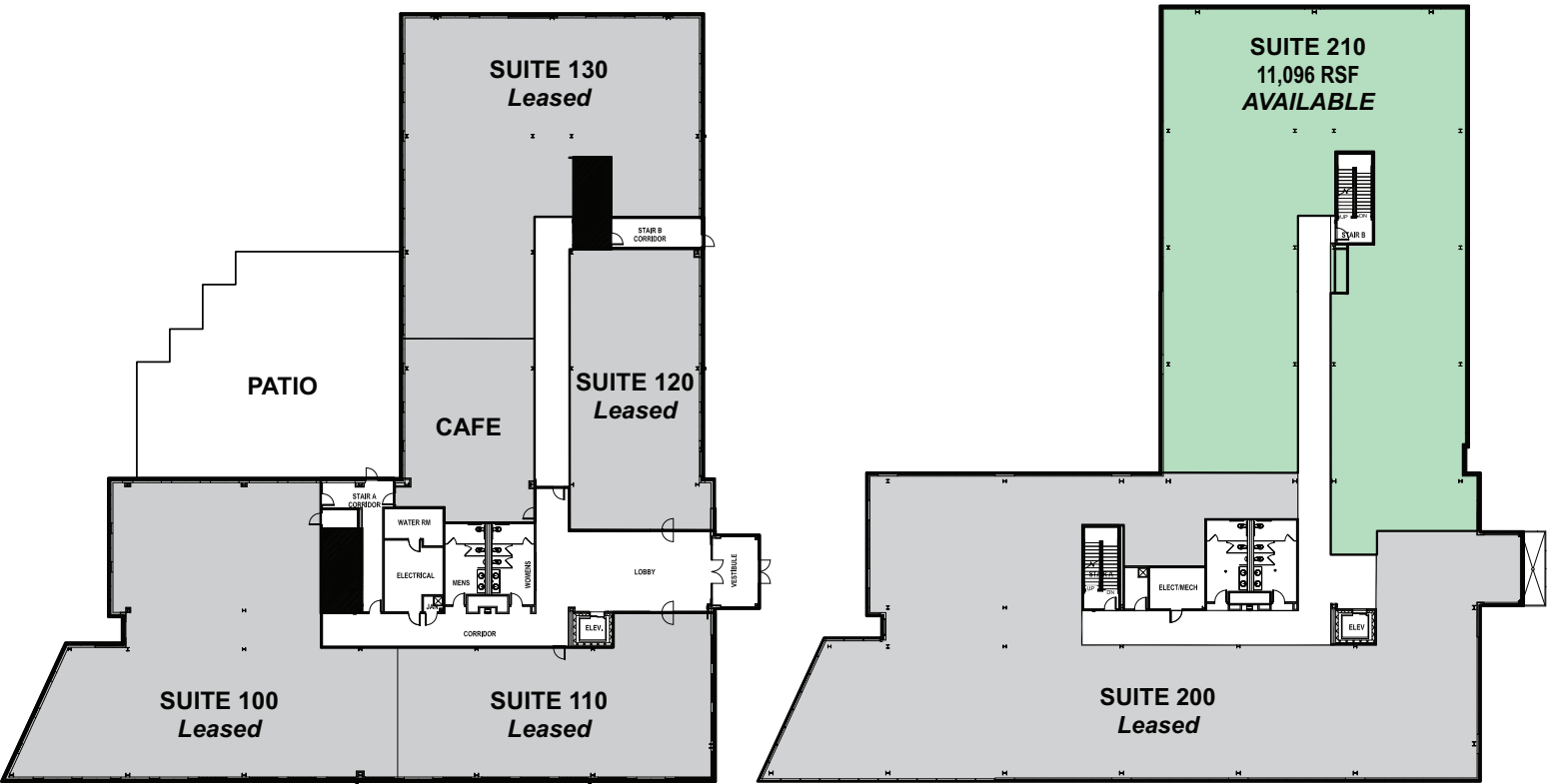


Property Specifications

BUILDING SIZE:	68,189 rentable square feet on three floors
AVAILABLE SPACE:	Suite 210 - up to 11,096± RSF Space may be subdivided to 3,000± 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

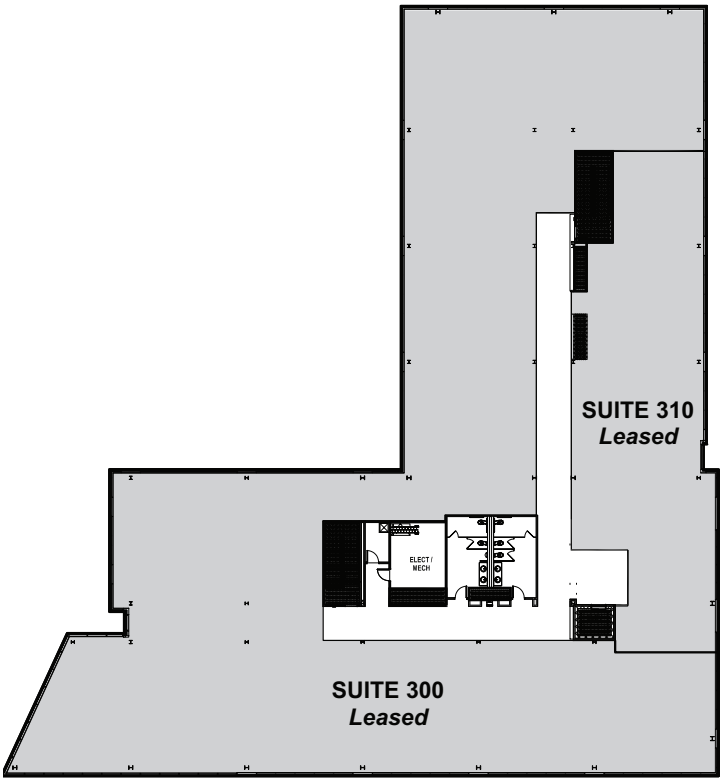


Floor Plans



First Floor

Second Floor



Third Floor