

DOWNTOWN PROFESSIONAL OFFICE FOR LEASE

LOCATED BETWEEN MARKET SQUARE AND BOW STREET



98 Penhallow Street Portsmouth, NH 03801

- Beautiful 1,100 +/- sf office space with excellent LED track lighting, charming architectural touches and three large open rooms.
- Ideally located downtown, one block away from Market Square and Bow Street. Property abuts Commercial Alley and is across from the McIntyre building. Easy walk to the post office.
- Landlord covers all maintenance costs including snow plowing and landscaping
- High efficiency split system for heat and air conditioning
- Office is fit for professional office use including but not limited to, a law or engineering firm, real estate company or a software/IT office.

Lease Rate \$32.00 PSF plus utilities & RE taxes



THE KANE COMPANY, INC.



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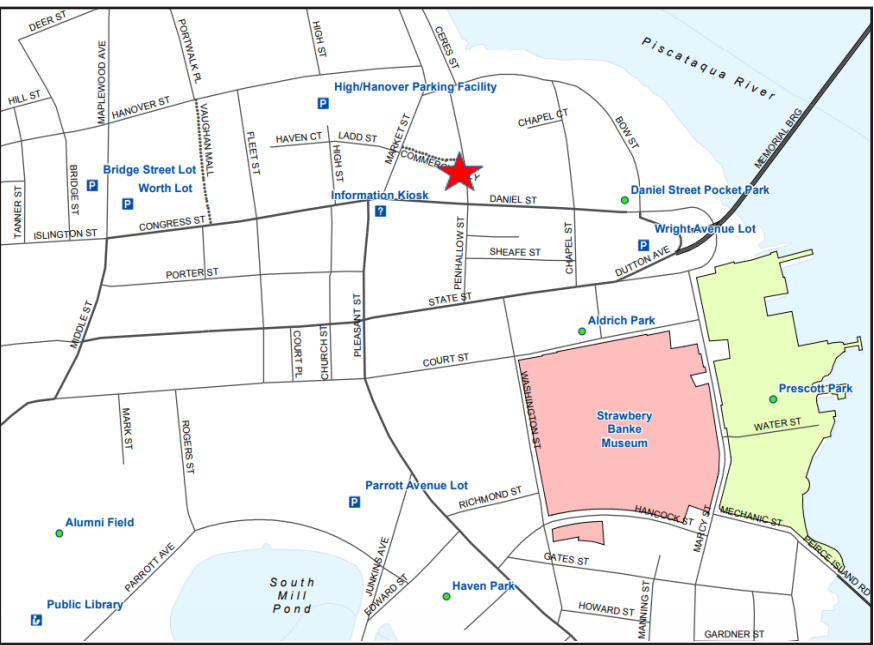
FOR MORE INFORMATION OR A PROPERTY TOUR, PLEASE CONTACT:
Catie Medeiros at (603) 430-4000 | cmedeiros@netkane.com

PROPERTY SPECIFICATIONS:

AVAILABLE SF	1,100 +/-
YEAR BUILT	1805
TAX MAP & LOT	106-16
BUILDING TYPE	Professional Office
LEVEL	First Floor
# OF STORIES	2
PARKING	On street & near Hanover parking garage
NEARBY TENANTS	Manypenny Murphy Architecture (located above), Elephante Cafe
WATER/SEWER	Municipal
HEAT SOURCE	High efficiency split system

FINANCIALS:

LEASE RATE	\$32.00 PSF plus Utilities and RE Taxes
RE TAXES	\$3.88 PSF
UTILITIES	Estimated at \$150 or less



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