

FOR LEASE | OFFICE SPACE

134 PLEASANT STREET, PORTSMOUTH, NH 03801



PROPERTY DETAILS

The Boulos Company is pleased to present a total of 7,200 ± SF of first and second floor office space available for lease at 134 Pleasant Street in Portsmouth, New Hampshire.

- Move-in ready first and second floor office space which can be leased individually or together
- Within walking distance to Market Square and the South Mill Pond neighborhood
- Limited on-site parking is available with additional parking in the adjacent municipal lot
- Three offices on the second floor are leased through 9/30/2021. Landlord can terminate with a 60-day notice thereafter.
- LEASE RATES: \$18.00 - \$23.00/SF NNN



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PROPERTY SUMMARY

BUILDING SIZE	16,071 ± SF
ACRES	1.22 ± AC
AVAILABLE SPACE	First Floor: 3,200 ± SF Second Floor: 4,000 ± SF Total: 7,200 ± SF
AVAILABLE	10/1/2020
ZONING	Character District 4 (CD4)
YEAR BUILT	1955
HVAC	Gas, forced hot water Air conditioning
FLOORING	Carpet
RESTROOMS	Common restrooms located on the first floor. Each floor has private restrooms.
BUILDING TENANT	Citizens Bank
PARKING	First Floor: 6 on-site spaces included Second Floor: 3 on-site spaces included
SIGNAGE	Located on entranceway door
HEAT/ELECTRIC EXPENSE	Tenant pays their prorated share. Estimated at \$2.76/SF
LEASE RATE	First Floor: \$23.00/SF NNN Second Floor: \$18.00/SF NNN
ESTIMATED NNN EXPENSES	CAM: \$3.22/SF RE TAXES: \$2.75/SF



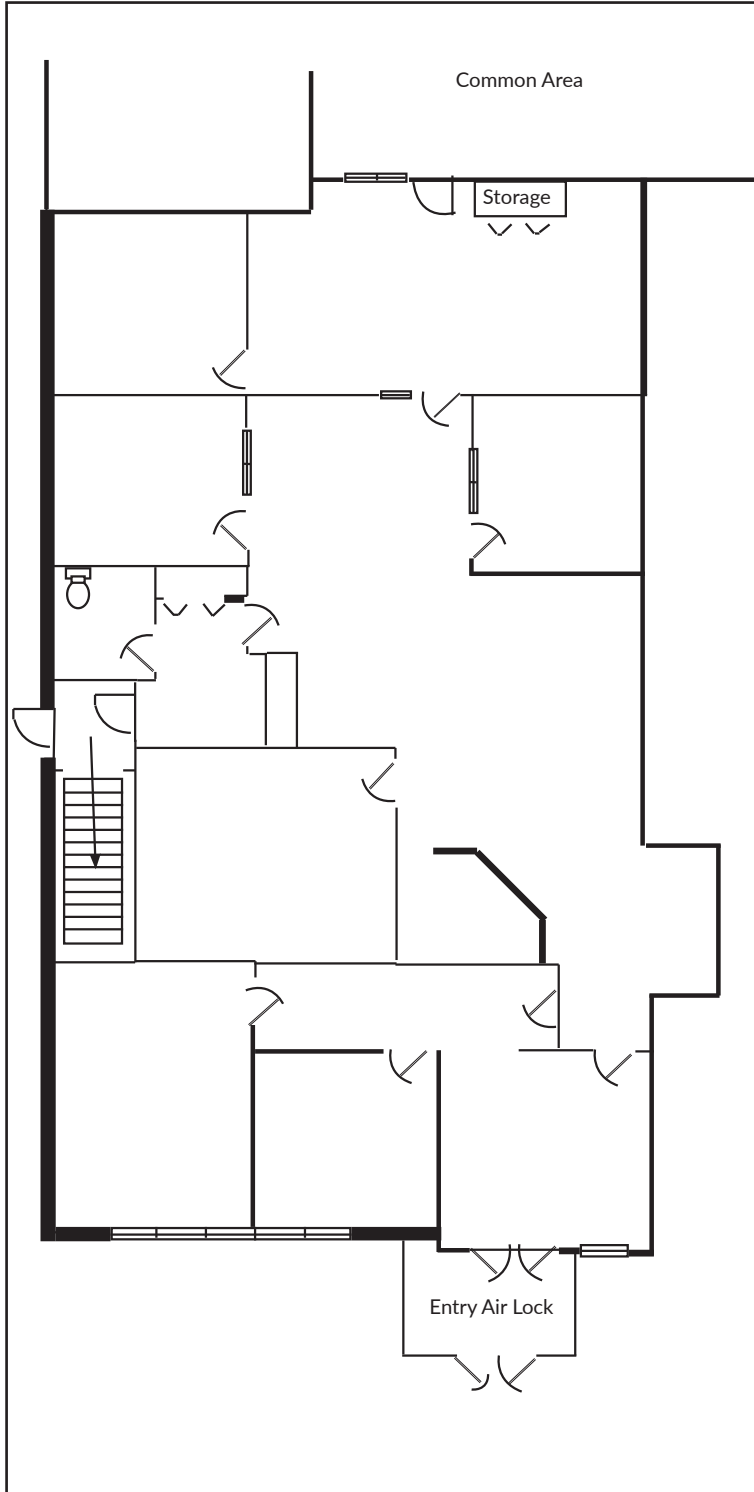
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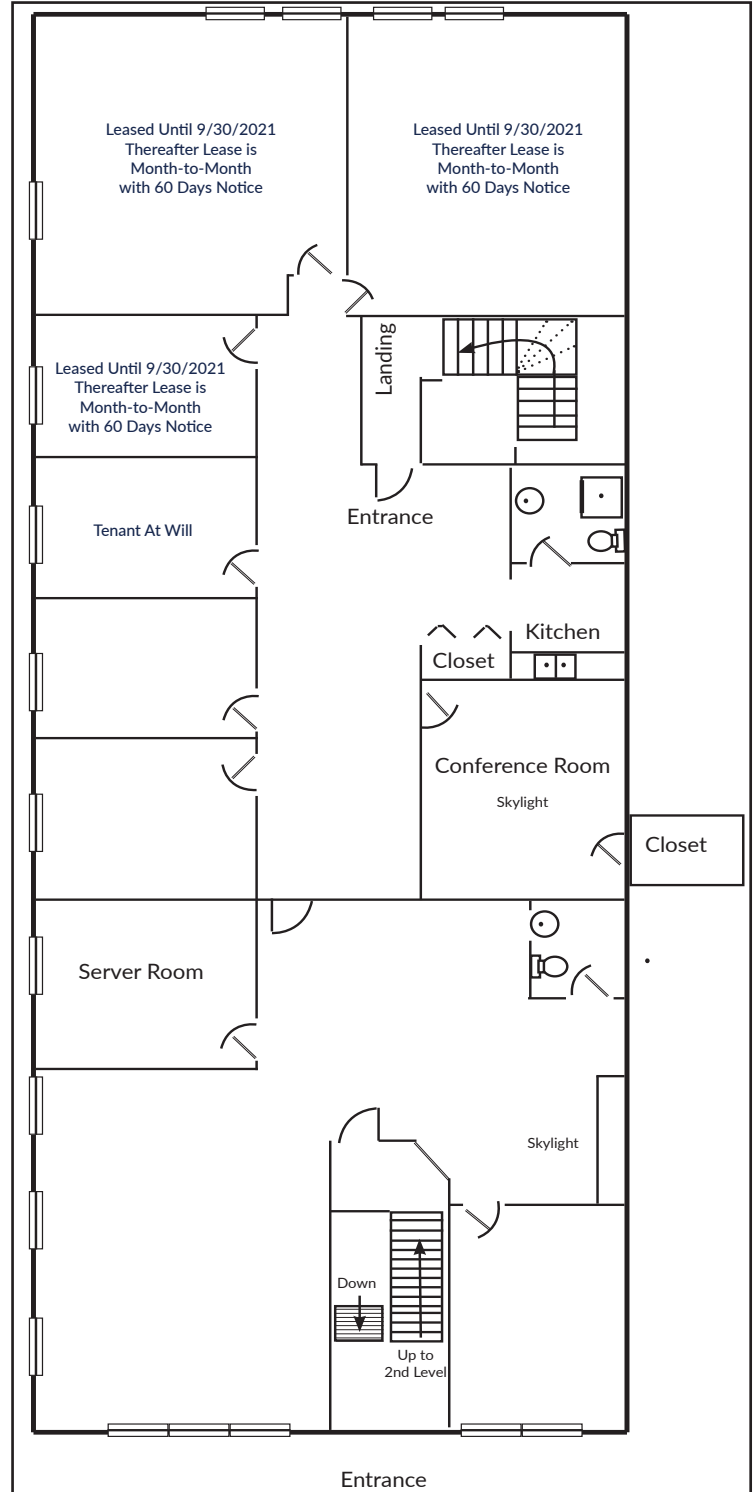


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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LOCATION DESCRIPTION

Portsmouth is one of the most recognized small cities and business epicenters in Northern New England. With direct access off of I-95 and New Hampshire's Spaulding Turnpike and within an hour of Boston, Manchester and Portland, businesses are able to hire employees from a large demographic area. Portsmouth is consistently ranked one of the most desirable places to live nationwide and is home to a charming and historic downtown, The Portsmouth International Airport at Pease (PSM), and the C&J Bus Station with non-stop daily routes to Boston and New York. Downtown Portsmouth is thriving, walkable community with numerous businesses, retail shops, restaurants, and wonderful waterfront views of Portsmouth Harbor.



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