

3,821 SF CLASS A OFFICE For Lease | Portsmouth, NH



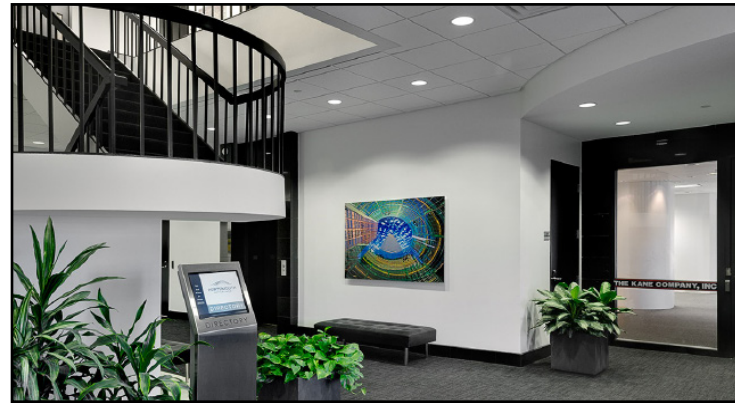
210 Commerce Way Portsmouth, NH

The Kane Company is pleased to announce the availability of this 3,821 SF Class A office space. Suite is conveniently located off I-95 in Portsmouth, NH.

As part of the Portsmouth Office Park, the suite includes:

- Abundant, surface parking (5/1,000 SF)
- Professional landscaping
- New roads and sidewalks
- Walkable distance to Woodbury retail and restaurants amenities
- On-site security and management
- Excellent signage and digital directory
- Ability to expand into larger space with company's growth
- Short drive to downtown Portsmouth, I-95 and Pease Tradeport

LEASE RATE: \$18.50/SF NNN



BROKERAGE • MANAGEMENT • DEVELOPMENT

603.430.4000 WWW.NETKANE.COM

FOR INFORMATION OR FOR A TOUR:

Call Catie Medeiros, 603-570-9088

Email cmedeiros@netkane.com

SITE FEATURES

PROPERTY

- 3,821 SF available
- 50,400 Total Gross SF
- Suite 120 & 150
- First Floor
- 3 story building
- 5 parking spaces/1,000 SF
- Flexible floor plan
- Office/Research zoning
- Handicapped accessible
- Security presence

UTILITIES

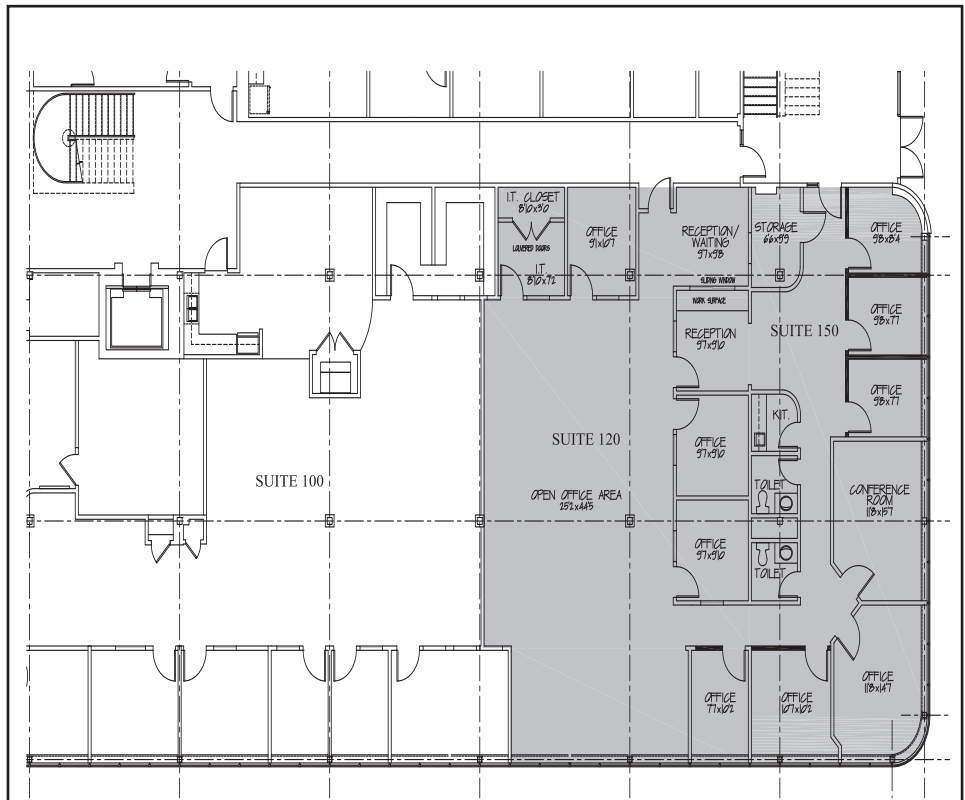
- Municipal water and sewer
- Gas heat - Unitil
- Electric - Eversource Energy
- Tel/com - Comcast, Bayring, Fairpoint
- Central Air
- Sprinklered

FINANCIALS

- Estimated Nets \$7.20 PSF
- Lease Rate \$18.50 PSF NNN

PARK LOCATION

- 1/2 mile from I-95 (Exit 7)
- 1/2 mile from the Spaulding Turnpike, Route 16
- 1 1/2 miles from Downtown
- 1 mile from Pease Tradeport
- On the COAST bus route



SAMPLE FLOOR PLAN



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