

# 8,000 +/- SF OFFICE FOR SUBLEASE

## Portsmouth, NH



### 30 New Hampshire Avenue Portsmouth, NH

The Kane Company is pleased to offer this opportunity to sublease 8,000 +/- SF of office space at the Pease International Tradeport. The suite is located on the second floor with elevator access, private offices, a large conference room, cubicle space and a kitchenette. Property provides abundant parking for clients and employees. Conveniently located off Exit 3 off I-95 and Exit 1 of the Spaulding Turnpike in Portsmouth, NH.

THE KANE COMPANY, INC.



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](mailto:cmedeiros@netkane.com)

## SITE FEATURES

### PROPERTY

- 8,000 SF available
- Map 301, Lot 3
- 54,350 Total Gross SF
- 2 story building
- Airport Business Commercial Zoning
- Abundant parking
- Handicapped accessible

### UTILITIES

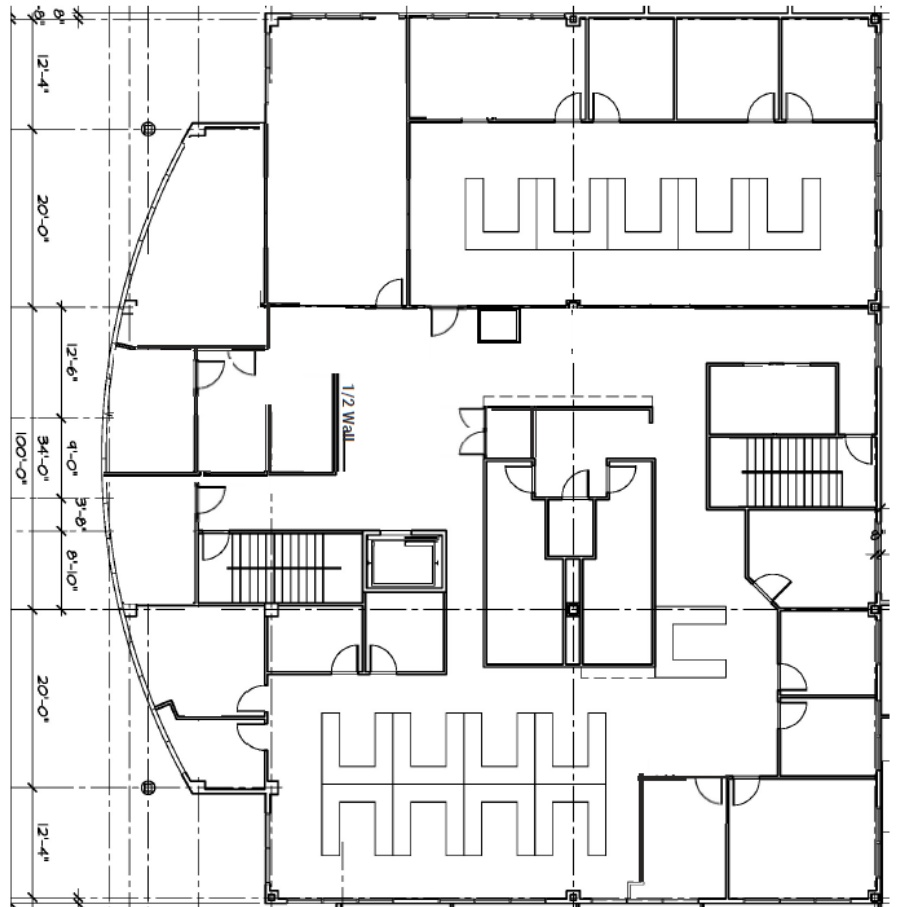
- Municipal water and sewer
- Gas heat
- Central Air
- Sprinklered

### PARK LOCATION

- Pease International Tradeport
- Exit 3 of I-95
- Exit 1 of Spaulding Turnpike

### FINANCIALS

- Estimated Nets \$7.23 PSF
- Lease Rate \$15.00 PSF NNN



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