

FOR LEASE | CLASS A OFFICE SPACE

33 JEWELL COURT, PORTSMOUTH, NH 03801



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PROPERTY DETAILS

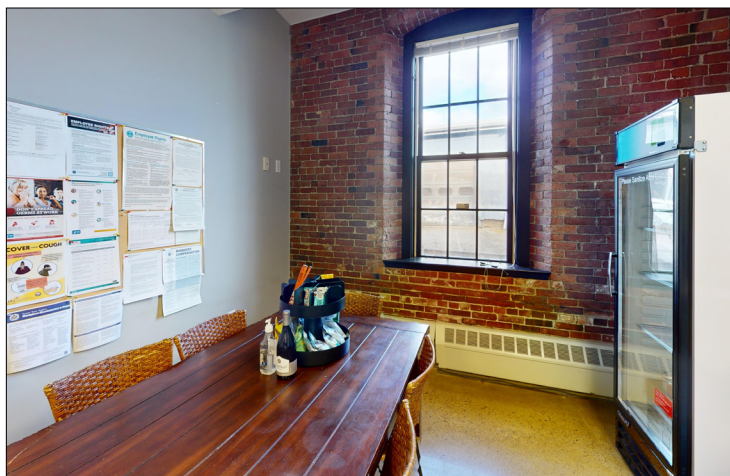
The Boulos Company is pleased to present for lease 3,000± SF of first floor office space located at 33 Jewell Court in Portsmouth's West End.

- Unit features an exposed brick, open concept design
- Rare opportunity for class A office space in Portsmouth's West End
- On-site parking is available at no extra cost!
- LEASE RATE: \$28.00/SF MG



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PROPERTY SUMMARY

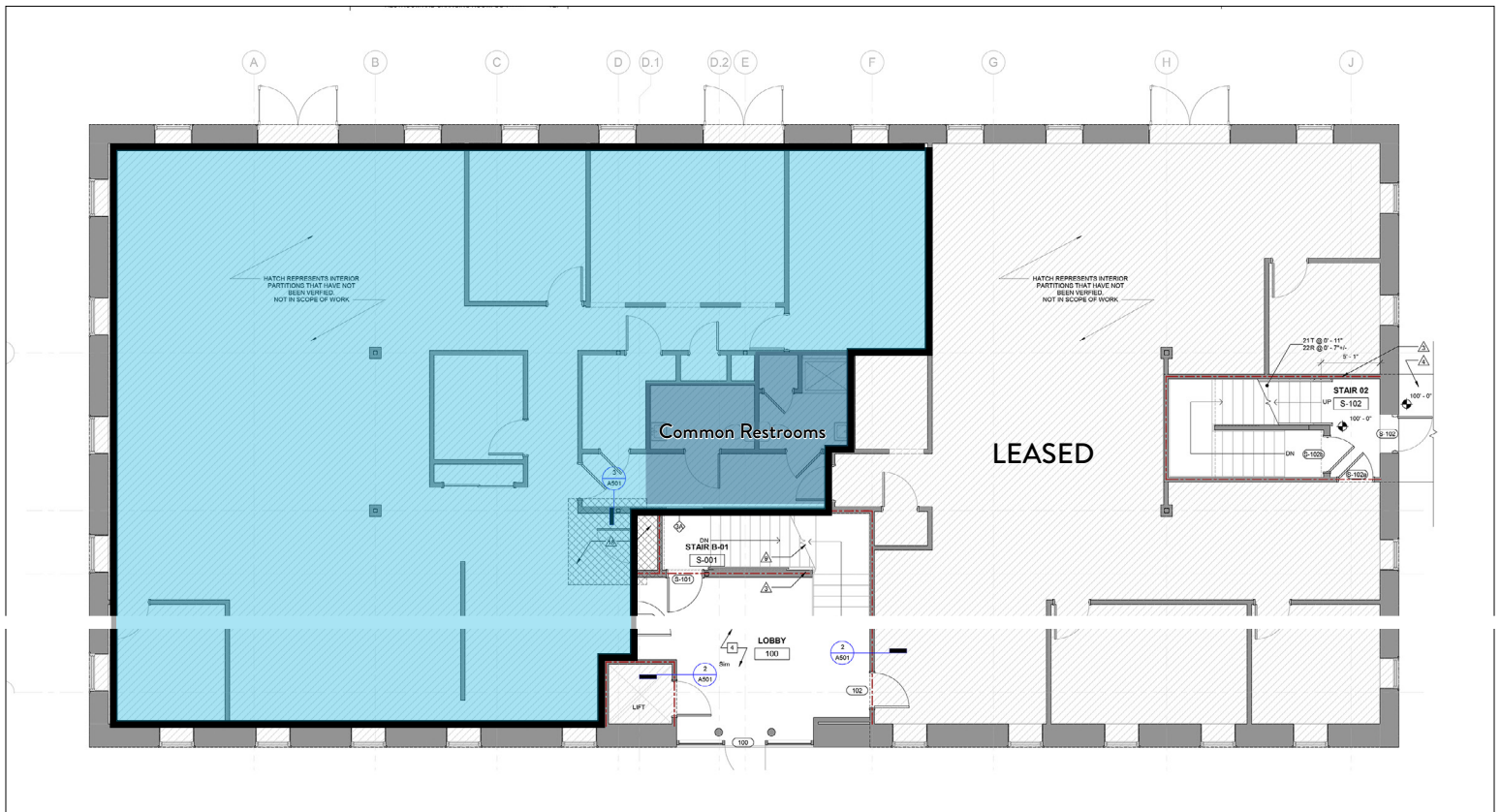
AVAILABLE SPACE:	3,000± SF of first floor office space
AVAILABLE:	February 1, 2025
EXTERIOR:	Brick/masonry
HVAC:	Recently updated Central; hot water/natural gas
WATER/SEWER:	Municipal
SPRINKLERS:	Wet system
RESTROOMS:	Two (2) shared
STORAGE:	Shared basement storage available
PARKING:	In-common with building/complex tenants. 280± available spaces in condo complex.
CONDOMINIUM ASSOCIATION:	The Scald House
SIGNAGE:	Available, inquire for details
LEASE RATE:	\$28.00/SF MG
UTILITIES:	Tenant is responsible for its pro-rata share of electric (approximately \$230/month) and HVAC (approximately \$130/month). Tenant is directly responsible for its janitorial, phone, and internet expenses.

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FLOOR PLAN



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.

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WEST END PORTSMOUTH AERIAL

The West End of Portsmouth begins at the edge of downtown, where Middle Street meets Maplewood Avenue, and stretches west to Route 33. Bordered by Middle Street to the south and the Route 1 Bypass to the north, its main artery is Islington Street.

This lively area includes neighborhoods like Islington Creek, the Cabot Street Neighborhood, and a bustling commercial district. With parks, shops, theaters, trendy restaurants, and a thriving arts scene, the West End is a hub of activity. According to the West End Business Association, it features 140 businesses, 5,000 residents, and countless attractions.

Portsmouth, a leading small city in Northern New England, offers direct access to I-95, the Spaulding Turnpike, and regional hubs like Boston, Manchester, and Portland. Known for its historic downtown, Portsmouth International Airport at Pease, and C&J Bus Station, it consistently ranks among the most desirable places to live in the U.S.



CONTACT US



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