

273 Corporate Drive | Pease Tradeport | Portsmouth, NH

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## Up to 25,286± RSF Available for Lease

This premier office building at Pease has recently undergone a major common area upgrade to include soft seating common cafe area, a full gym with showers, and a beautiful, upgraded lobby. We have multiple size offices available that can be customized to your exact specifications. The building also features a full backup generator, an outdoor patio with seating, and lots of free on-site parking.

For further information call  
**Margaret O'Brien at 603.427.0700**

For more information, please contact:

**bow street, LLC**  
9 Emery Lane, Greenland, NH 03840

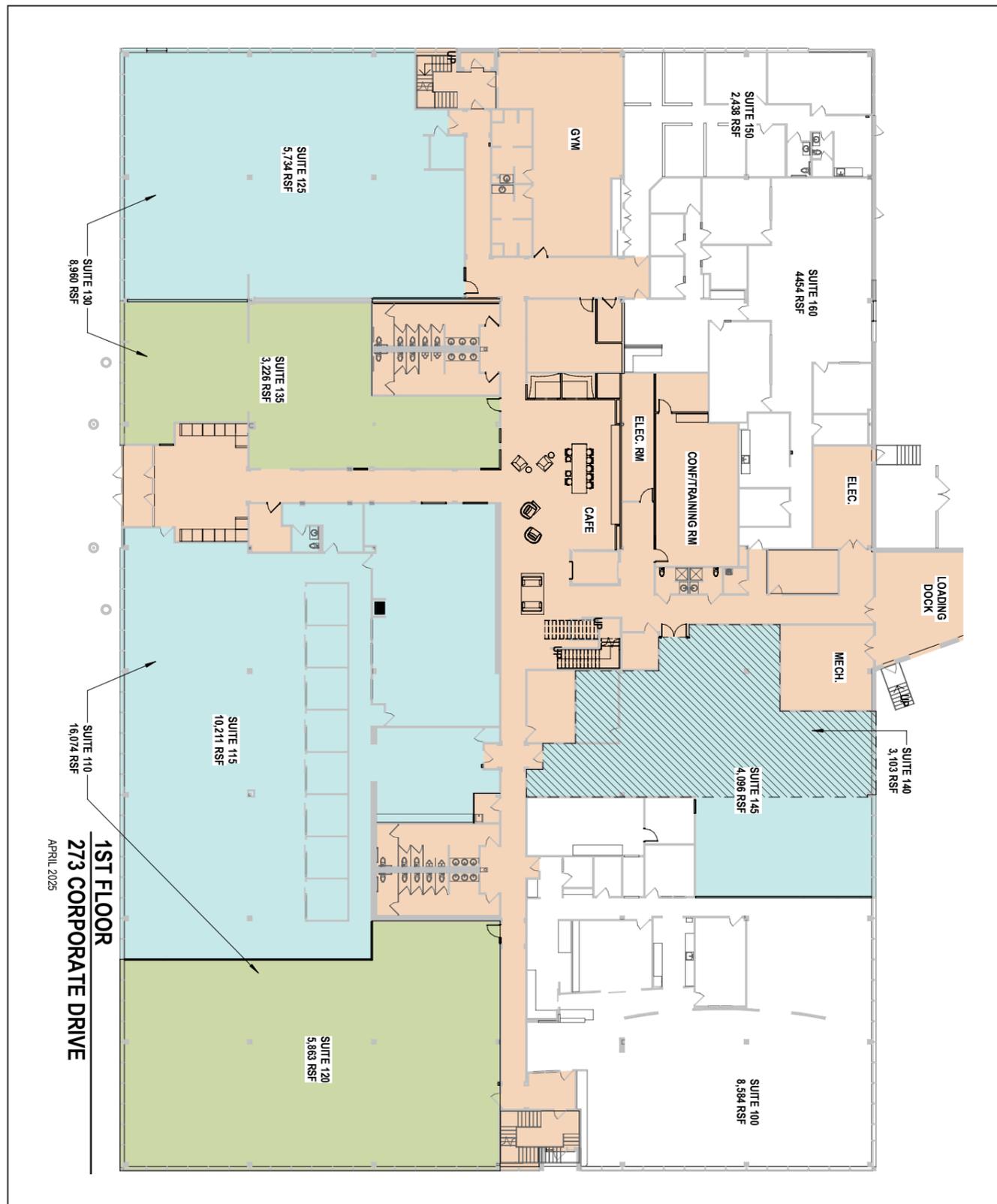
Margaret O'Brien  
M: 603.828.7245  
O: 603.427.0700

margaret@bowstcommercial.com  
www.bowstcommercial.com

2022 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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## Property Specifications

**Total Building Size:** 100,833± SF

**Available Space:**

**Existing:**

Suite 110 16,074± RSF  
 Suite 130 8,960± RSF  
 Suite 140 3,103± RSF

**Potential Demise:**

Suite 115 10,211± RSF  
 Suite 120 5,863± RSF  
 Suite 125 5,734± RSF  
 Suite 135 3,226± RSF  
 Suite 145 4,096± RSF

**Total Available:**

Landlord can make up to 25,286± RSF available

**Floors:**

Two

**Land:**

21± Acres

**Year Built:**

2002

**Water/Sewer:**

Municipal water and sewer

**Zoning:**

Office

**Data Lines:**

T-1

**Generator:**

Full back-up generator

**Sprinkler:**

Yes

**HVAC:**

Gas-fired York units

**Parking:**

Ample, free on-site parking (4/1000 ratio)

**Availability:**

Immediately

**Asking Lease Rate:**

\$18.50/SF NNN

**NNN Expenses:**

\$7.48/SF (estimated for 2025)

**Amenities:**

Building has a full back up generator. Available space has a fantastic window line that wraps the front corner of the building directly off the front lobby, as well as an outdoor patio with seating.

**Common Area Upgrades:**

Landlord has recently upgraded all common areas with a new lobby, soft seating cafe area, and full gym with showers available for tenants to use.

