

FOR LEASE

75

Portsmouth Boulevard  
Suite 110

PORTSMOUTH, NH 03801



**MODERN SPACE  
PRIME LOCATION**

3,679± SF on the first floor.

Contemporary Class A space  
in one of the Seacoast's  
most desirable business corridors.



# Property Highlights

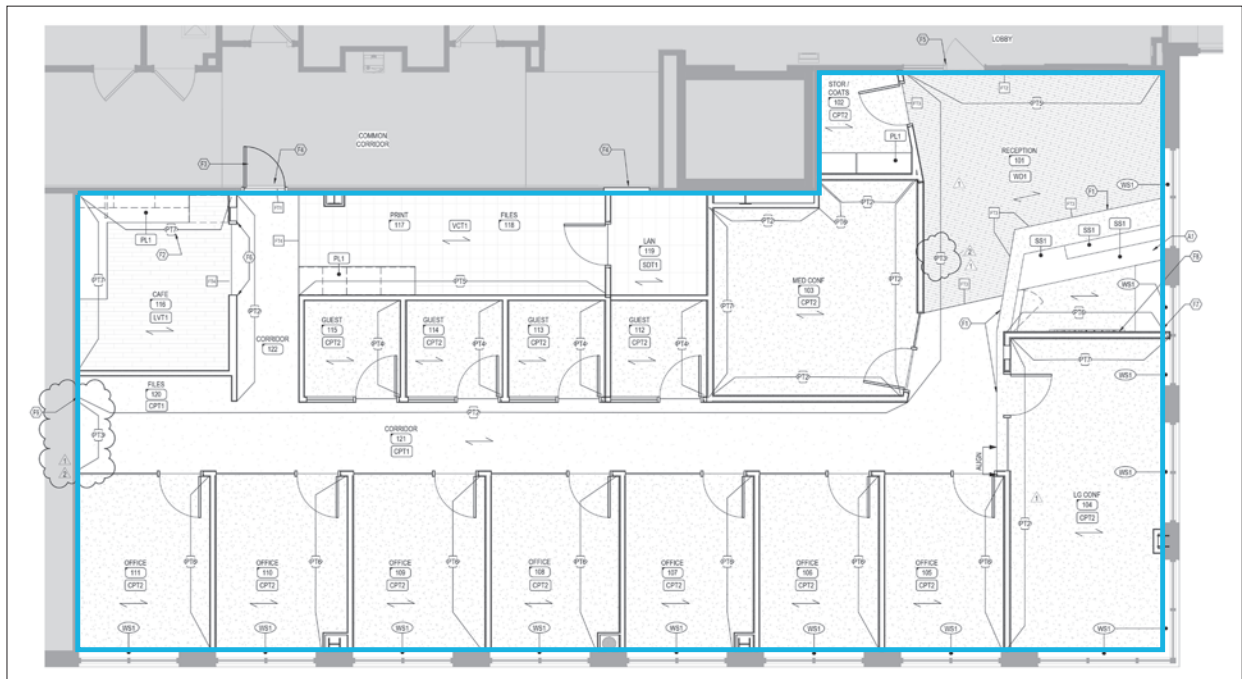
Discover 75 Portsmouth Boulevard, located just minutes from downtown Portsmouth and I-95. The building offers a sleek, modern presence in one of the Seacoast's most desirable business corridors.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING SIZE                | 67,526± SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| AVAILABLE SPACE              | Suite 110: 3,679± SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| AVAILABLE                    | April 1, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| FLOORS                       | Three (3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| LAND AREA                    | 8.82± acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ZONING                       | OR (Office/Research)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PARKING                      | Ample shared on-site parking (264± spaces)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| HVAC                         | Natural gas - roof top units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| ELECTRIC                     | Separately sub-metered                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LIGHTING                     | LED lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| UTILITIES                    | Municipal water, sewer, and natural gas; billed on a proportionate share basis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| TELECOMMUNICATIONS PROVIDERS | Xfinity, Comcast                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| BUILDING AMENITIES           | <ul style="list-style-type: none"><li>• Large outdoor patio with seating, radiant heat and a gas fire pit</li><li>• On-site coffee/food service</li><li>• Striking glass facade</li><li>• Energy-efficient design with Solarban tinted glass for natural light and UV protection</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| AREA AMENITIES               | <ul style="list-style-type: none"><li>• Close to downtown Portsmouth's full array of amenities and attractions</li><li>• Centrally located with easy access to I-95 and the Spaulding Turnpike</li><li>• Quick access to grocery, banking, fitness, salons, and everyday services along Woodbury Avenue and Lafayette Road</li><li>• Nearby gyms include Spinnaker Point Recreation Center and Planet Fitness, plus walking paths and outdoor space within Commerce Way.</li><li>• Multiple hotels within a 5-minute drive, ideal for visiting clients and corporate guests</li><li>• Immediate access to I-95, Spaulding Turnpike, and U.S. Route 1. On-site COAST bus service with connections to downtown, Dover, Pease, and the Portsmouth Transportation Center for C&amp;J Trailways service to Boston and New York.</li></ul> |
| LEASE RATE                   | \$24.00/SF NNN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CAM EXPENSE ESTIMATED        | ±\$5.00/SF (2026)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| RE TAXES ESTIMATED           | ±\$2.37/SF (2026)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

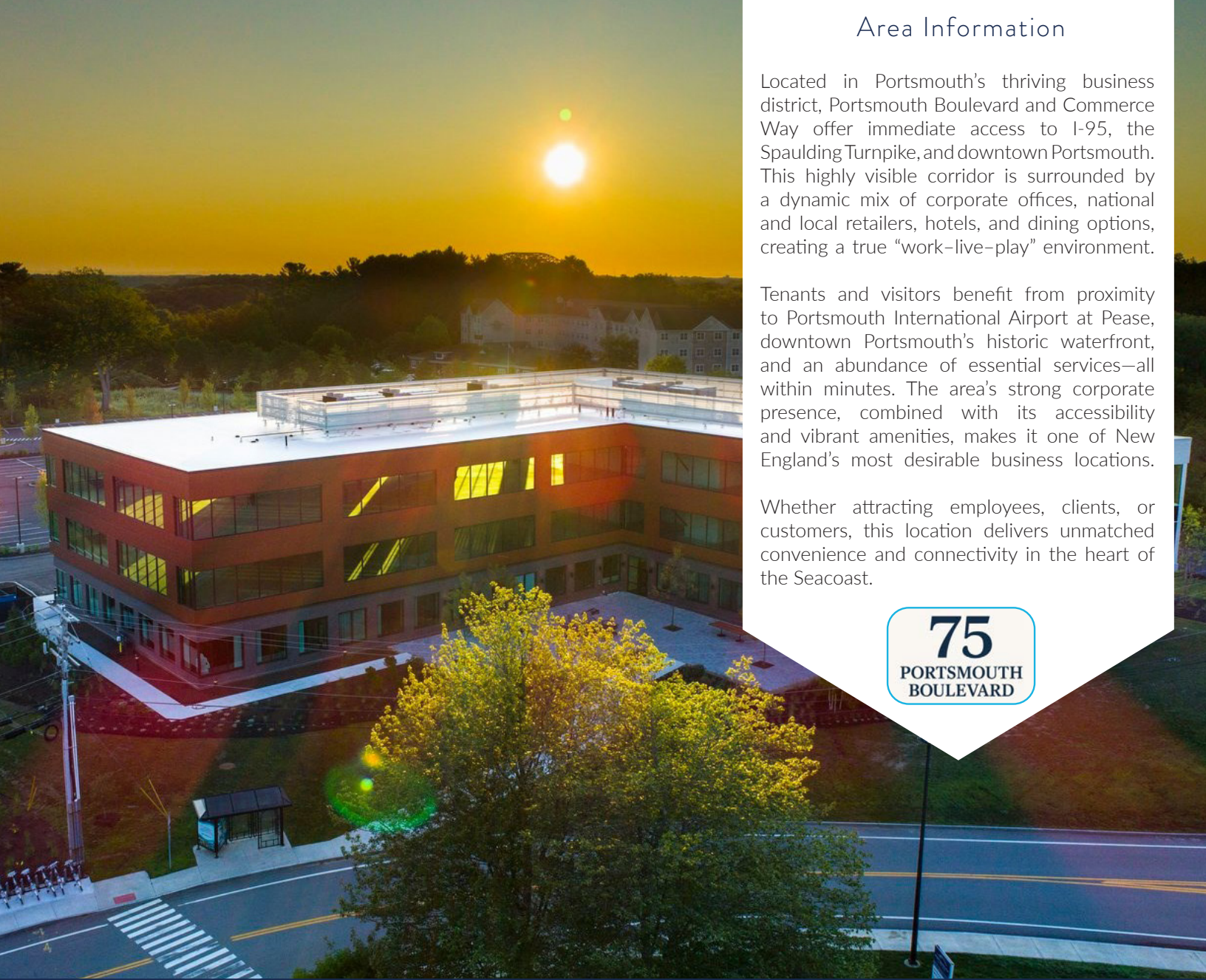
# Photo Gallery



# 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.



## Area Information

Located in Portsmouth's thriving business district, Portsmouth Boulevard and Commerce Way offer immediate access to I-95, the Spaulding Turnpike, and downtown Portsmouth. This highly visible corridor is surrounded by a dynamic mix of corporate offices, national and local retailers, hotels, and dining options, creating a true "work-live-play" environment.

Tenants and visitors benefit from proximity to Portsmouth International Airport at Pease, downtown Portsmouth's historic waterfront, and an abundance of essential services—all within minutes. The area's strong corporate presence, combined with its accessibility and vibrant amenities, makes it one of New England's most desirable business locations.

Whether attracting employees, clients, or customers, this location delivers unmatched convenience and connectivity in the heart of the Seacoast.

**75**  
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BOULEVARD



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