



For Lease

# Modern Office Suite

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## 755 Banfield Road Portsmouth, NH

### Property Highlights

- 2,875± SF first floor office space is available for lease
- Suite 102-B features a generous foyer, 1 private office, a large conference room, and an open collaborative area
- Building is in a quiet, beautifully landscaped, campus like setting offering ample parking and is handicap accessible
- Conveniently located on the corner of Banfield Road and Constitution Avenue with easy access to I-95, Route 1, Route 33, and the Spaulding Turnpike

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EXIT 3



## Specifications

Address:	755 Banfield Road
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built:	2003
Year Renovated:	2020
Total Building SF:	26,512±
Available SF:	Suite 102-B: 2,875±
Utilities:	Municipal water & sewer FHA heat by natural gas Electric
Zoning:	Industrial
2024-25 NNN Expenses:	\$5.45 PSF • CAM: \$4.11 • Taxes: \$1.34
Average Utility Expenses:	Natural gas: \$143/month Electric: \$135/month
Lease Rate:	\$12.50 NNN (Year 1)



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# Floor Plan

