

BEDFORD:

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PRIME OFFICE
LOCATION

FOR SALE OR LEASE: Unit 101

**6 GREENLEAF WOODS DR #101,
PORTSMOUTH, NH 03801**

1418 +/- SF available

PROPERTY INFORMATION



PRIME OFFICE LOCATION

Unit 101 6 Greenleaf Woods Drive, Portsmouth, NH 038

For Sale \$169,000 or Lease \$2,300 per month (plus utilities)

PRIME OFFICE LOCATION

This 1,418+/- square foot office condo is the perfect space for your business! The unit was completely renovated in 2023. It has a total of 5 offices, 4 that are furnished with high-end, custom desks and a 5th larger office that could be used as an office for one or two people or a conference room (that room is approximately 10.5' by 16'). Additionally, there is a large center area that could be utilized for more desks or more common space depending on your needs (that space is approximately 23' by 23'). Additionally, there is a small kitchenette with a sink, cabinets and an undercounter refrigerator. There is also an in-unit half bath. There are 2 closets, one large, walk-in storage closet and a second, storage closet with shelving.

This ground floor unit has excellent light. Each office has a minimum of 2 windows, 13 in total, plus two sets of French doors in the main common area. In addition, the doors for the five offices have glass panels that allow for maximum light. Please check out the virtual video tour!

PROPERTY FEATURES:

- 1418 +/- SF Available
- Ample Parking
- Public Water & Sewer
- Easy access to I-95
- 5 private offices

[Virtual Tour](#)

FLOOR PLAN

Office 1: 7'10" X 11'3"

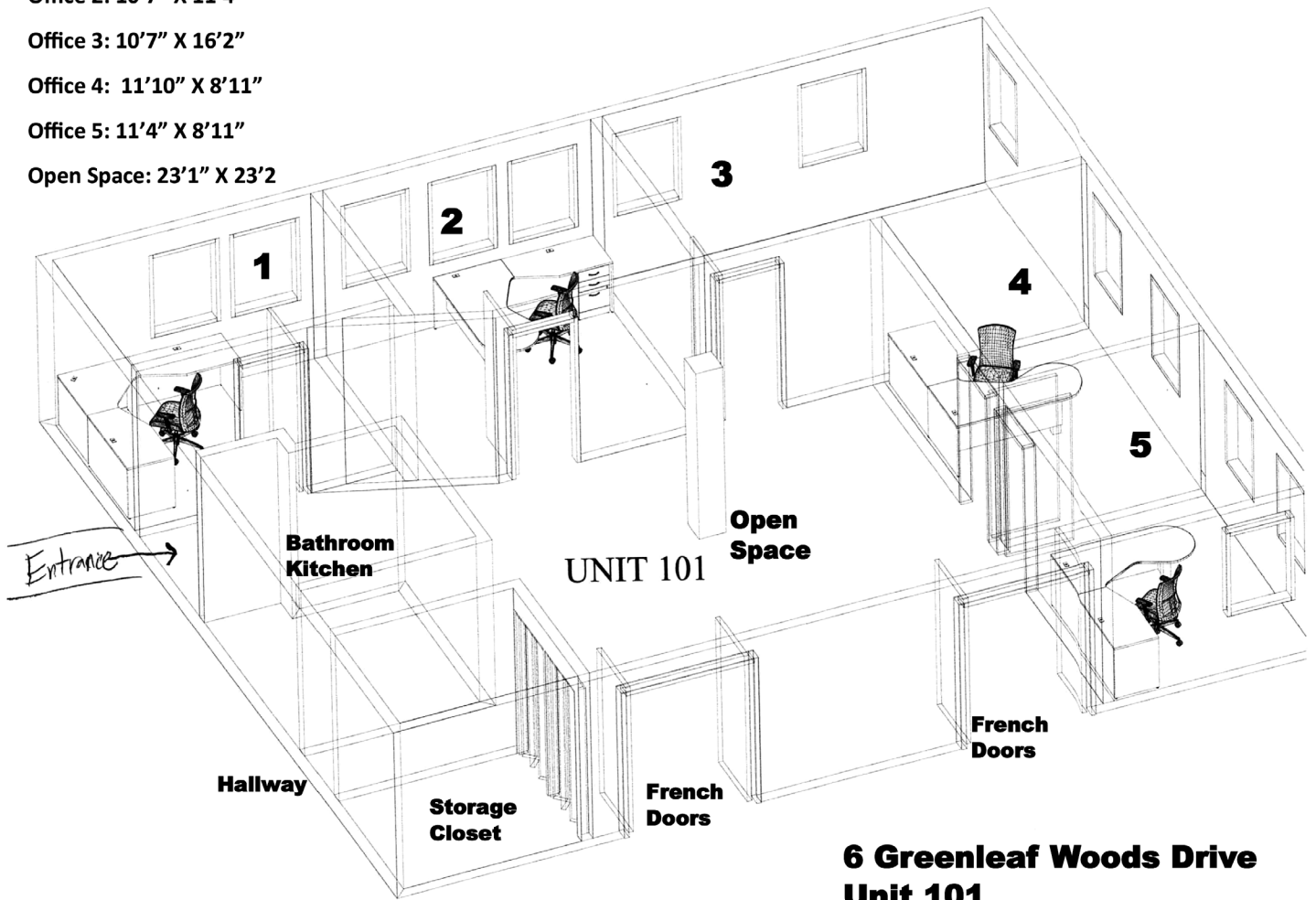
Office 2: 10'7" X 11'4"

Office 3: 10'7" X 16'2"

Office 4: 11'10" X 8'11"

Office 5: 11'4" X 8'11"

Open Space: 23'1" X 23'2"



DEMOGRAPHICS



2024 SUMMARY

| 2024 SUMMARY | 2 MILE | 5 MILES | 10 MILES |
|------------------|-----------|-----------|-----------|
| Population | 18,983 | 44,926 | 123,876 |
| Households | 9,067 | 20,729 | 51,960 |
| Families | 4,498 | 11,622 | 31,335 |
| Avg HH Size | 2.04 | 2.12 | 2.26 |
| Median Age | 43.6 | 46.4 | 45.2 |
| Median HH Income | \$111,123 | \$107,569 | \$109,094 |
| Avg HH Income | \$163,689 | \$157,291 | \$155,635 |

BUSINESSES (10 MILE)



8,396

TOTAL BUSINESSES



95,959

TOTAL EMPLOYEES

INCOME (10 MILE)



\$109,094

MEDIAN
HH INCOME



\$65,580

PER CAPITA
INCOME



\$533,023

MEDIAN
NET WORTH