



FOR LEASE



104 CONGRESS STREET | PORTSMOUTH, NH 03801

- SMALL OFFICE SUITES AVAILABLE
- 2ND, 3RD AND 4TH FLOOR OPTIONS
- LOTS OF NATURAL LIGHT
- MOVE-IN-READY
- DOWNTOWN LOCATION
- NEAR VIBRANT MIX OF SHOPS AND DINING
- NEXT DOOR TO THE HISTORIC MUSIC HALL - TENANTS RECEIVE A COMPLIMENTARY CORPORATE MEMBERSHIP, TO INCLUDE ACCESS TO THE MEMBERS CLUB.

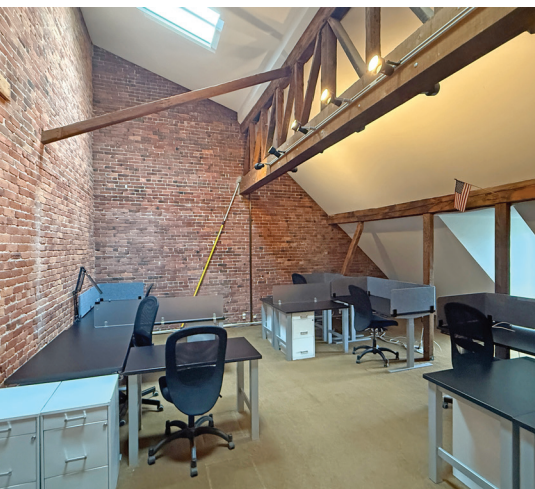
Located in the heart of downtown Portsmouth, 104 Congress Street offers small professional office suites on the 2nd, 3rd and 4th floors—ideal for solo practitioners, startups, or small teams seeking a central location. These suites feature natural light, historic charm, and easy access to the city's best restaurants, shops, and services.

The building is professionally managed and positioned just steps from Market Square with nearby municipal parking and easy access to I-95.

A great option for businesses looking for a convenient and affordable downtown presence.

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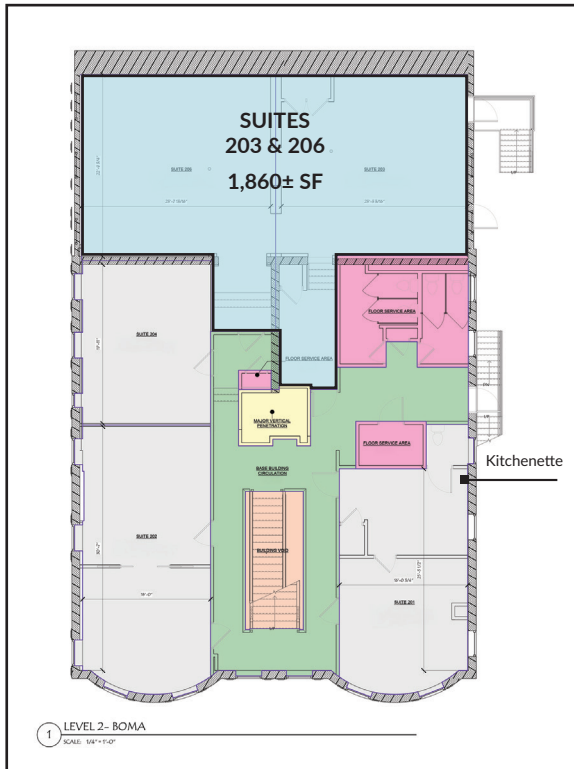


PROPERTY DETAILS

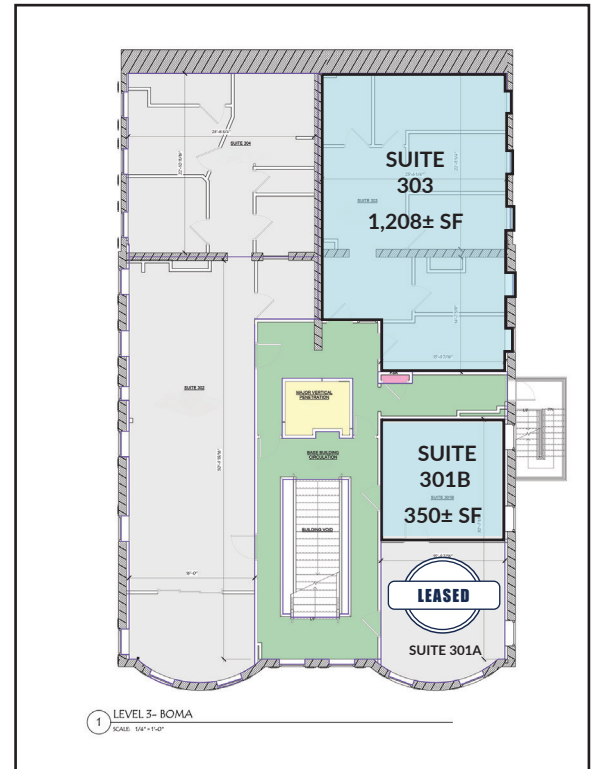
BUILDING SIZE	15,544± SF
YEAR BUILT	Circa 1820
STORIES	4
ZONING	CD5
ACCESS	Main building access on Congress Street
ELEVATOR	Yes
SIGNAGE	Available on interior directory and tenant doors
UTILITIES	Municipal water and sewer
LEASE RATE	\$35.00/SF Modified Gross
UTILITIES	Tenant responsible for their pro-rata share; inquire for details

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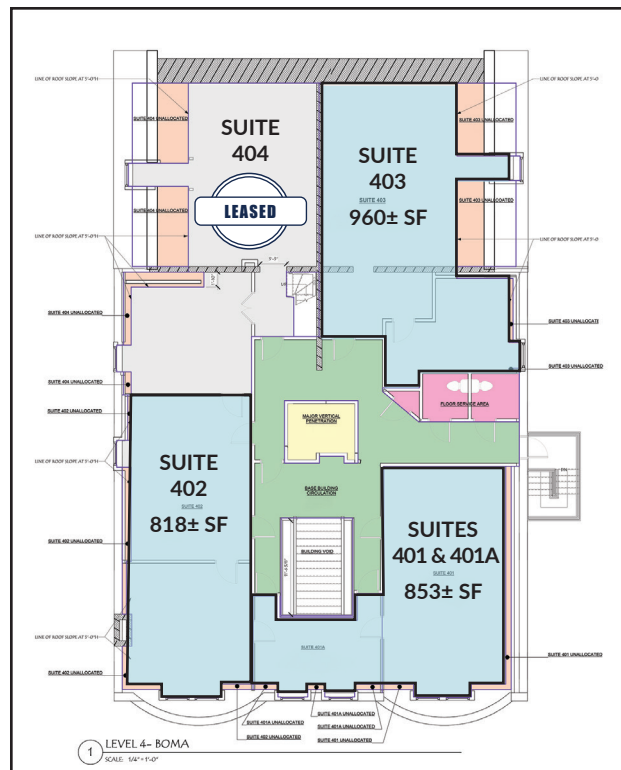
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SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

*Ability to combine suites. 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.

FLOOR	SUITE	SIZE (SF)	\$ PER MONTH (MG)	AVAILABILITY
Second	Suites 203 & 206	1,860± SF	\$5,425/Month	Immediately
Third	Suite 301B	350± SF	\$1,021/Month	Immediately
Third	Suite 303	1,208± SF	\$3,524/Month	Immediately
Fourth	Suites 401 & 401A	853± SF	\$2,488/Month	Immediately
Fourth	Suite 402	818± SF	\$2,386/Month	Immediately
Fourth	Suite 403	960± SF	\$2,800/Month	Immediately

PORTSMOUTH, NH

Portsmouth is one of the most recognized small cities and business epicenters in Northern New England. With direct access off of I-95 and New Hampshire's Spaulding Turnpike and within an hour of Boston, Manchester and Portland, businesses are able to hire employees from a large demographic area. Portsmouth is consistently ranked one of the most desirable places to live nationwide and is home to a charming and historic downtown, The Portsmouth International Airport at Pease (PSM), and the C&J Bus Station with non-stop daily routes to Boston and New York. Downtown Portsmouth is thriving, walkable community with numerous businesses, retail shops, restaurants, and wonderful waterfront views of Portsmouth Harbor.



AREA INFORMATION

ATTRACTIONS

- Strawberry Banke Museum
- USS Albacore Museum
- Market Square
- Prescott Park & Prescott Part Arts Festival
- Portsmouth Harbor Lighthouse
- Beaches - more than a dozen noteworthy beaches
- The Music Hall

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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

**Right Now,
You Are a
Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

____ consumer has declined to sign this form
 (Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.