

FOR LEASE | PROFESSIONAL OFFICE

100 BORTHWICK AVENUE | PORTSMOUTH, NH 03801



PROPERTY HIGHLIGHTS

- Quality office suites ranging from 2,215± SF to 7,433± SF
- Flexible options with layouts consisting of private offices, open collaborative space, conference rooms, and kitchenettes
- Ample on-site parking
- Excellent visibility and signage potential
- Neighboring Borthwick Avenue tenants include Portsmouth Regional Hospital, Liberty Mutual, Highliner Foods, and numerous medical users
- Conveniently located directly off US Route 1 and Exit 3 of I-95
- Generous Tenant Improvement Allowance of \$75.00/SF!

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This rendering is for illustrative purposes only and may not reflect the final design. All details, including dimensions and materials, are subject to change without notice as the project progresses.

PROPERTY SPECIFICATIONS

| | | | |
|--|---|---|--|
| BUILDING SIZE | 47,745± SF | | |
| AVAILABILITY | Lower Level | First Floor | Second Floor |
| | FULLY LEASED | Suite 110: Leased Suite 120: 3,526± SF Suite 130: Leased Suite 140: 4,111± SF Suite 150: 3,322± SF Suite 160: 2,840± SF Suites 140+150: 7,433± SF | Suite 210: Leased Suite 220: Leased Suite 250: 2,215± SF |
| Note: Rentable square footage is subject to change depending on final building floor plan. | | | |
| SITE SIZE | 8± acres | | |
| STORIES | Two stories with lower level | | |
| YEAR BUILT | Phase 1: 1978, Phase 2: 1984, Phase 3: 2005 | | |
| UTILITIES | Municipal water/sewer: City of Portsmouth Electricity: Eversource Natural gas: Unutil | | |
| HVAC | 100% air-conditioned via combination of Carrier and Trane gas/electric rooftop units | | |
| LIGHTING | Flourescent | | |
| SECURITY | Keycard access, Navco monitored alarm system, perimeter security cameras | | |
| ZONING | OR - Office Research | | |
| ELEVATORS | Two | | |
| PARKING | Ample on-site parking | | |
| LEASE RATE | \$28.00/SF NNN | | |
| TENANT IMPROVEMENT (TI) ALLOWANCE | Lease rate includes up to \$75.00/SF TI Allowance for buildout. | | |
| NNN EXPENSES | \$9.00/SF (projected 2025) | | |

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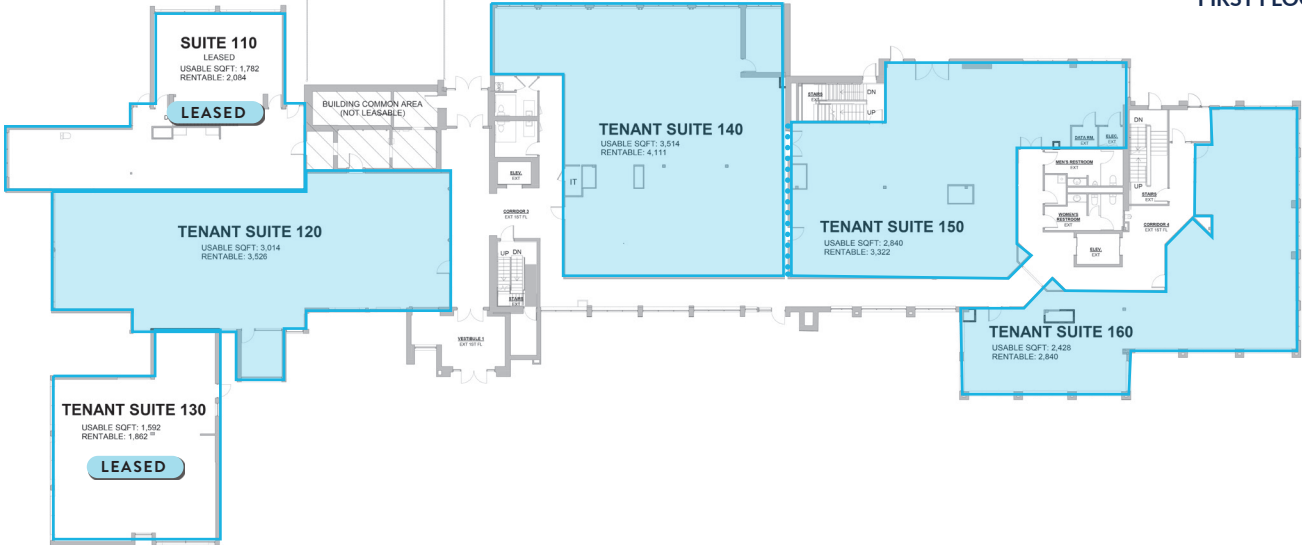
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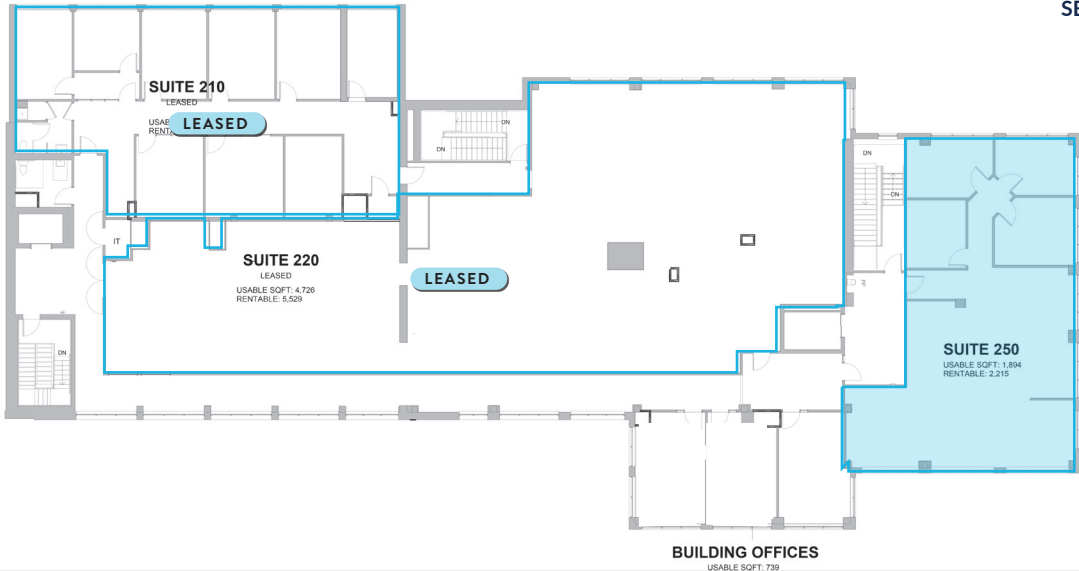
LOWER LEVEL



FIRST FLOOR

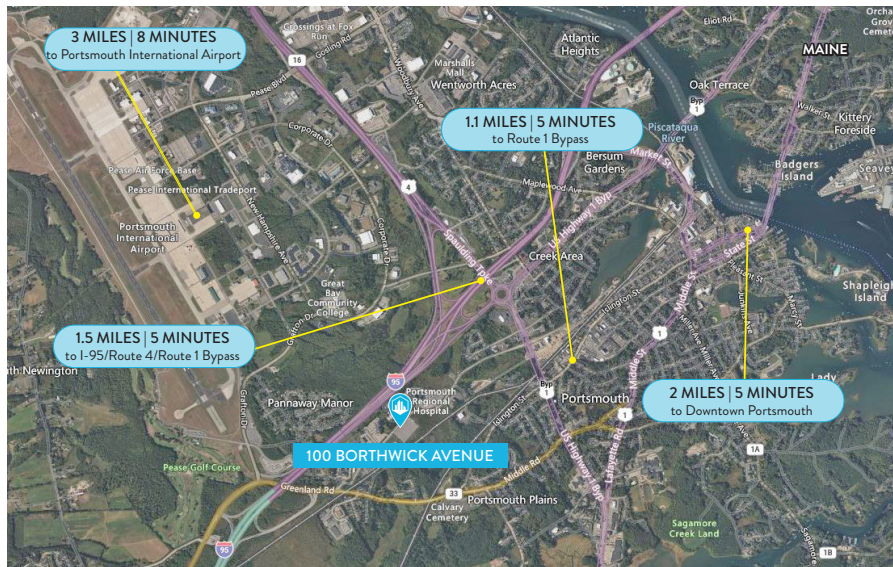


SECOND FLOOR



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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.

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