

# Office for Lease

135 Commerce Way | Portsmouth Office Park | Portsmouth, NH

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## Up to 35,628± RSF Available for Lease on Two Floors

Several suites of great office space are now available at 135 Commerce Way. The First Floor offers two suites of 9,034± RSF and 7,370± RSF. The entire Third Floor of 19,224± RSF is available. Landlord is updating the current lobby to add a large café area with casual dining seating areas. Large conference rooms off the lobby area are also planned. These spaces have large wrap-around windows letting in lots of natural light. Convenient location off I-95 and close to downtown Portsmouth. Loads of free on-site parking.

For further information call  
**Margaret O'Brien at 603.427.0700**

For more information, please contact:

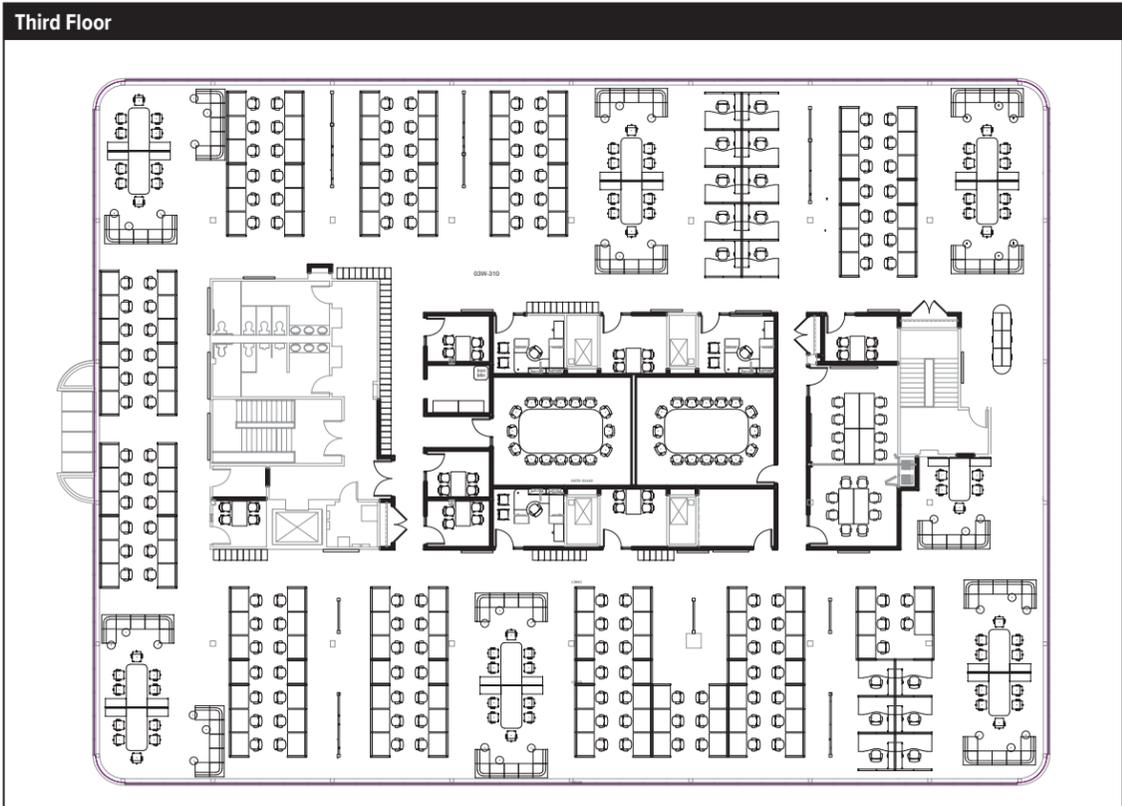
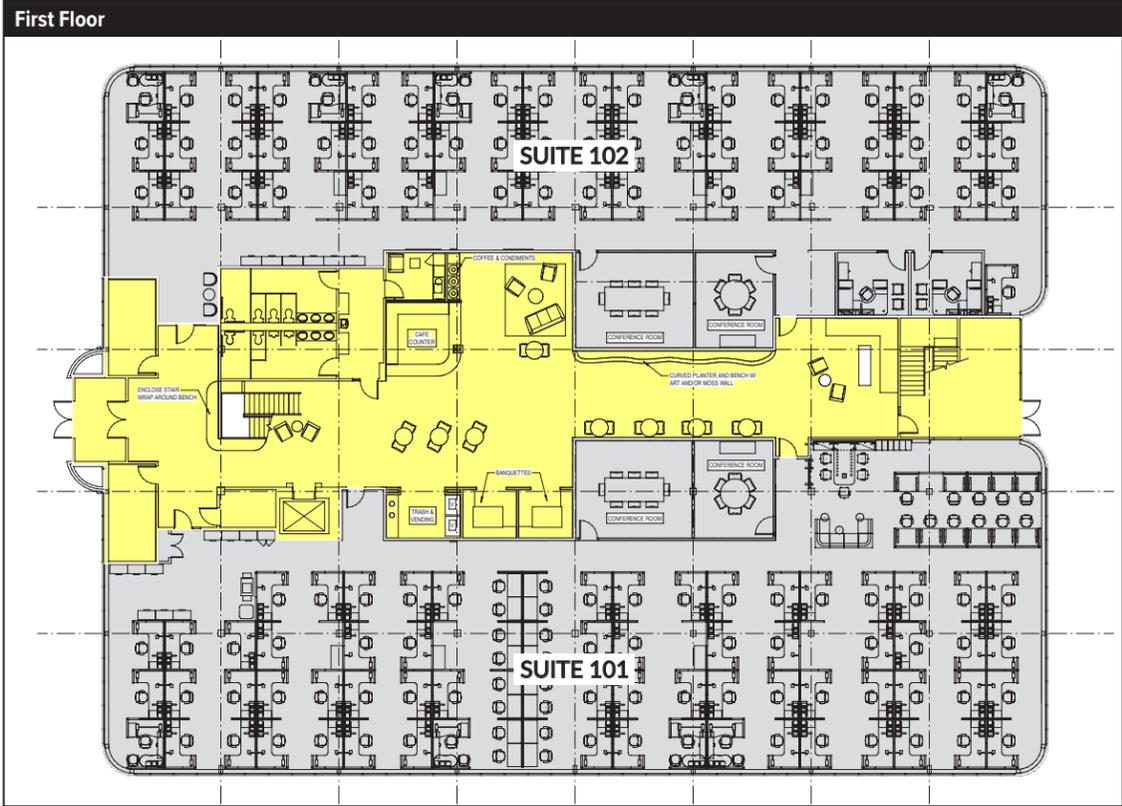
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**Property Specifications**

<b>Total Building Size:</b>	57,633± SF	
<b>Available Space:</b>	Suite 101:	9,034± RSF
	Suite 102:	7,370± RSF
	3rd Floor:	19,224± RSF
<b>Land:</b>	5.39 Acres	
<b>Year Built:</b>	1990	
<b>Water/Sewer:</b>	Municipal water and sewer	
<b>Zoning:</b>	Office Research	
<b>Data Lines:</b>	T-1	
<b>Sprinkler:</b>	Yes	
<b>HVAC:</b>	Natural Gas - FHA Heat	
<b>Parking:</b>	Ample, free on-site parking (5/1000 ratio)	
<b>Availability:</b>	March 1, 2023 or sooner	
<b>Asking Lease Rate:</b>	\$19.50/SF NNN	
<b>NNN Expenses:</b>	\$5.39/SF (estimated for 2022)	

