



For Sublease

2nd Floor Professional Office

David F. Choate, III

Executive Vice President
+1 603 433 7100
david.choate@colliers.com

Abigail K. Bachman

Senior Associate
+1 603 206 9644
abby.bachman@colliers.com



500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100
colliers.com

118 Portsmouth Avenue Stratham, NH

Property Highlights

- 4,776± SF of recently built-out office space is available for sublease on the 2nd floor of a professional office building in Stratham, NH
- Unit consists of a reception area with a spacious adjacent work room, 9 private offices, 2 conference rooms, a collaborative bullpen area, storage, and a kitchenette
- Sublease through August 31, 2025; longer lease term available
- Excellent accessibility and exposure on the heavily traveled Route 33/ Portsmouth Avenue
- Located 20 minutes from downtown Portsmouth, just 10 minutes from downtown Exeter, and close to major highways Route 101 and I-95

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Specifications

Address:	118 Portsmouth Avenue
Location:	Stratham, NH 03885
Building Type:	Office
Year Built/Renovated:	2019/2020
Total Building SF:	42,000±
Available SF:	4,776±
Utilities:	Well water & private septic Propane
Zoning:	Commercial
Parking:	Ample on-site
Elevator:	Yes
2023 NNN Expenses:	\$6.50 PSF • CAM: \$4.53 • Taxes: \$1.97
Avg Utility Cost:	Gas: \$681/month Electric: \$69/month
Lease Rate:	\$21.65 NNN



Aerial



Contact us:

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Floor Plan

