



For Lease

Waterfront Office Space

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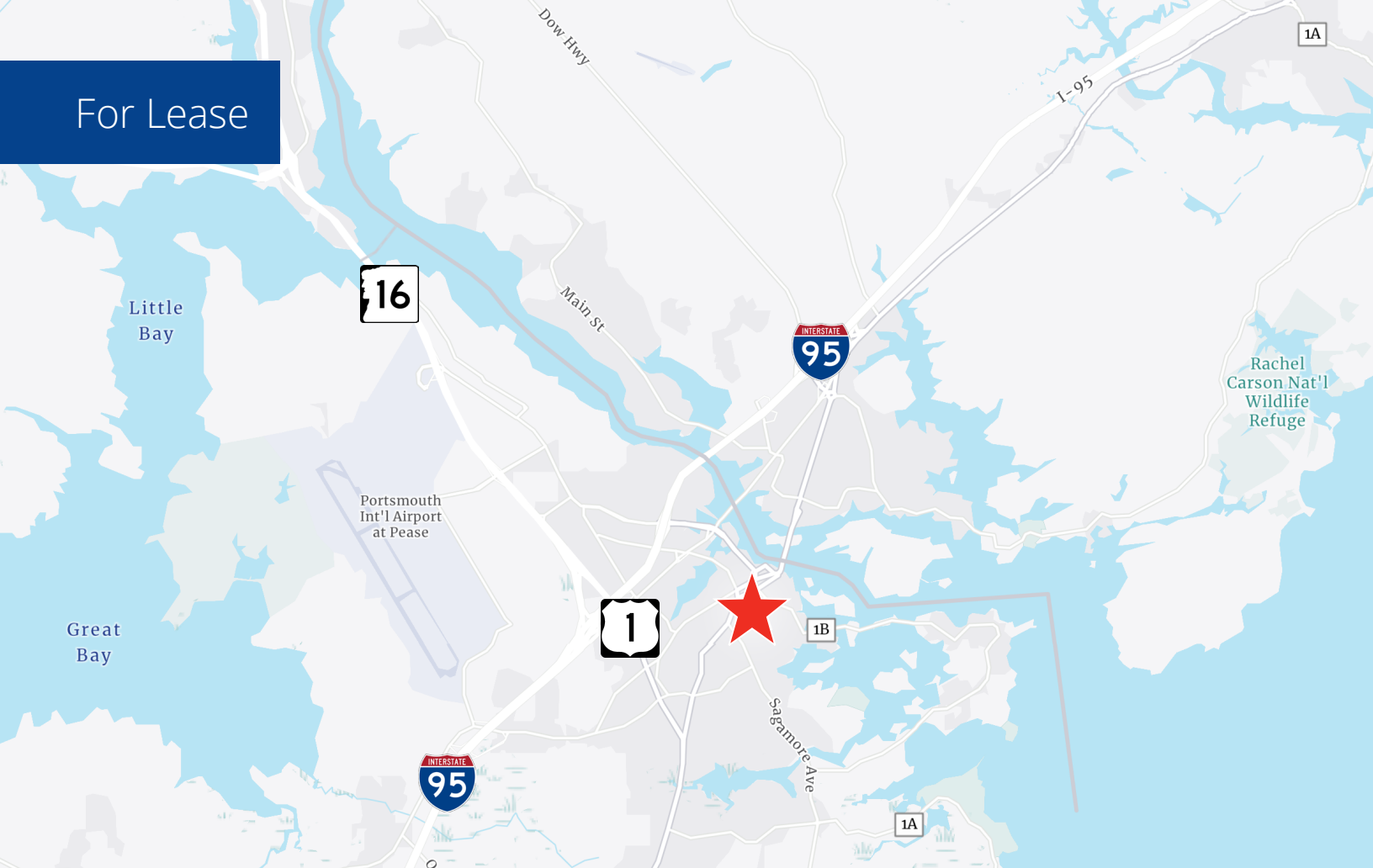
127 Parrott Avenue Portsmouth, NH

Property Highlights

- 2,470± SF available in a professional office building home to Petersen Engineering and Hoefle, Phoenix, Gormley & Roberts, PLLC
- 2nd floor office space along Portsmouth's tidal South Mill Pond facing City Hall
- Suite 202 features open office area with cubicles for up to 16 people and a large conference room
- Attractive entrance and common areas full of natural light
- Full interior and exterior ADA accessibility including elevator service
- Common rest rooms and kitchen maximize each suite's usable area
- 10 parking spaces, plus visitor spots and free on-street parking

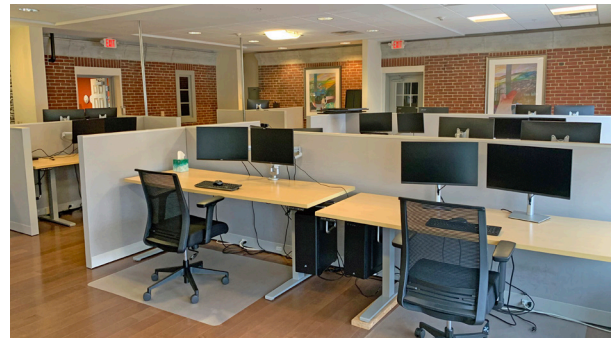
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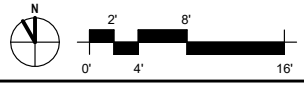
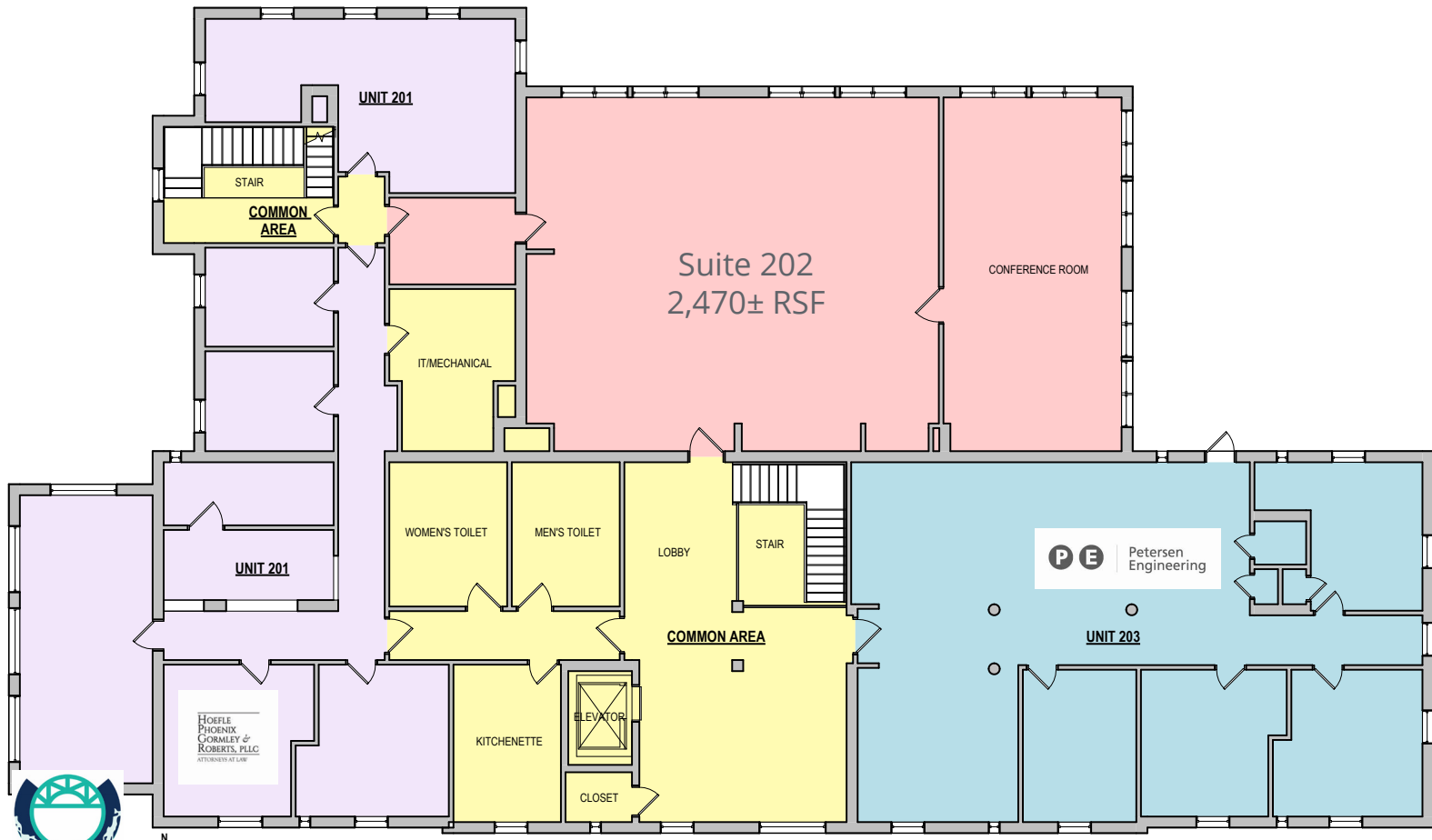
Specifications

Address:	127 Parrott Avenue
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built:	1952
Year Renovated:	2013
Total Building SF:	23,166± RSF
Available SF:	Suite 202: 2,470±
Utilities:	Municipal water & sewer Steam heat and central AC
Zoning:	MRO
Parking:	10± on-site spaces plus shared visitor parking
Elevator:	Yes
Accessibility:	Convenient location 3 blocks from historic Market Square and a short walk to the downtown waterfront area
Lease Rate:	\$30.00/RSF gross



Colliers | 500 Market Street, Suite 9, Portsmouth, NH 03801
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2nd Floor Plan



SECOND FLOOR AREA PLAN
PARROTT AVE OFFICES

M1.0
08/16/2023
PROJECT NO: 1027

Suite 202:
2,470± SF