



For Lease

# Modern Class A Office Space

## 300 Constitution Avenue Portsmouth, NH

### Property Highlights

- Class A second floor office spaces are available for lease
- Suite 200 is 10,275± SF consisting of 3 conference rooms, 9 offices, kitchen/break room, IT room, and a large open cube area
- Suite 200 can be subdivided into two suites: Suite 200-A with 5,165± SF and Suite 200-C with 5,110± SF
- Suite 200-B is 4,648± SF consisting of 10 offices, break room, IT room, and an open cube area
- Modern designer furniture is included in the lease rate (Suite 200 only)
- Suites feature high ceilings, lots of windows, and elevator access
- Other tenants include X5 Home Loans, Global Laminates, TopMark Funding, Concord Electric, Asian Atlantic Industries, Hometown Oil, and NERACOOS

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For Lease



Downtown  
Portsmouth

EXIT 3

INTERSTATE  
95

BY-PASS  
1

1

Banfield Road  
Constitution Ave.  
Lafayette Road

## Specifications

Address:	300 Constitution Avenue
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built:	2013
Total Building SF:	65,651±
Available SF:	Suite 200: 10,275± Suite 200-B: 4,648±
Divisible SF:	Suite 200: <ul style="list-style-type: none"><li>• Suite 200-A: 5,165± (conceptual)</li><li>• Suite 200-C: 5,110± (conceptual)</li></ul>
Utilities:	Municipal water & sewer; gas (forced hot air)
Zoning:	Industrial
Parking:	Ample on-site
2025 NNN Expenses:	\$5.00 PSF <ul style="list-style-type: none"><li>• CAM: \$3.05</li><li>• Taxes: \$1.95</li></ul>
Avg Utility Expenses:	Suite 200: gas \$187/mo; electric \$623/mo
Accessibility:	3.5± miles to downtown Portsmouth, 2.6± miles to I-95, and 0.6± miles to Route 1
Lease Rate:	\$14.00 NNN




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# Existing 2nd Floor Plan



A1.2	DATE: 04/25/24 DRAWN BY: BJD APPROVED BY: CAG SCALE: N.T.S. JOB NUMBER: 22811 © COPYRIGHT © ARCHITECTS	SECOND FLOOR PLAN OPTION 3	C/J ARCHITECTS 233 WASHINGTON STREET PORTSMOUTH, NH 02801 (603) 431-2000 WWW.CJARCHITECTS.COM			COMMERCIAL 300 CONSTITUTION AVENUE PORTSMOUTH, NEW HAMPSHIRE		REVISIONS
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<div>  <p><b>CJ ARCHITECTS</b>          225 WILLET          SUITE 401          PORTSMOUTH, NH 03801          (603) 434-2006  <a href="mailto:info@cjarchitects.com">info@cjarchitects.com</a></p> </div>		<div> <p><b>COMMERCIAL</b></p> <hr/> <p><b>300 CONSTITUTION AVENUE</b>          PORTSMOUTH, NEW HAMPSHIRE</p> </div>	
DATE:	04/25/24	SECOND	
DRAWN BY:	RJD	FLOOR	
APPROVED BY:	CJG	PLAN	
SCALE:	N.T.S.	OPTION 1	
DWG NUMBER:	22811		