

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 $5,165\pm$ SF and Suite 200-C with $5,110\pm$ 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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David F. Choate, III

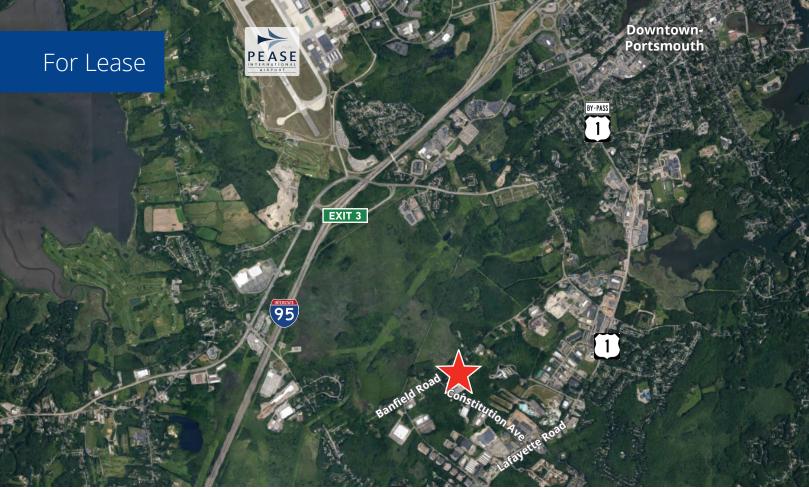
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Specifications

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: • Suite 200-A: 5,165± (conceptual) • Suite 200-C: 5,110± (conceptual)
Utilities:	Municipal water & sewer; gas (forced hot air)
Utilities: Zoning:	Municipal water & sewer; gas (forced hot air) Industrial
Zoning:	Industrial
Zoning: Parking:	Industrial Ample on-site \$5.00 PSF • CAM: \$3.05
Zoning: Parking: 2025 NNN Expenses:	Industrial Ample on-site \$5.00 PSF • CAM: \$3.05 • Taxes: \$1.95



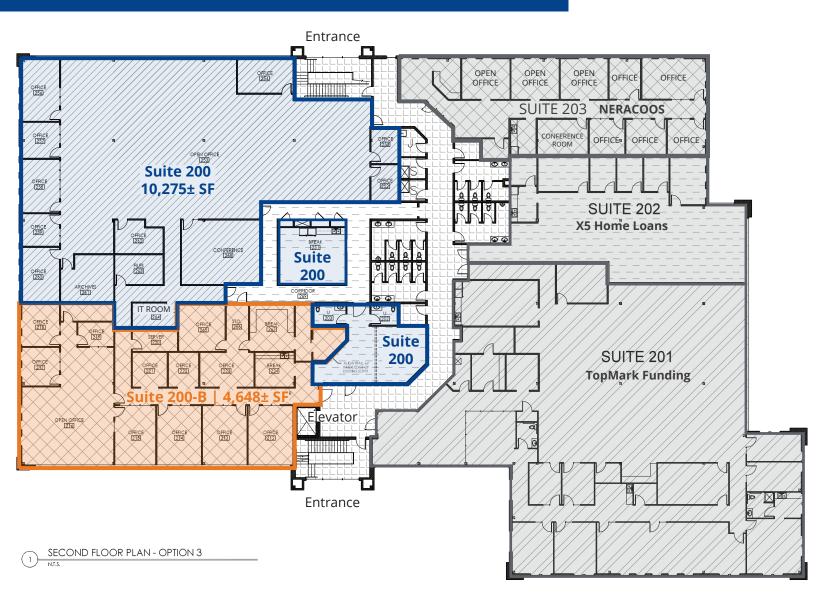








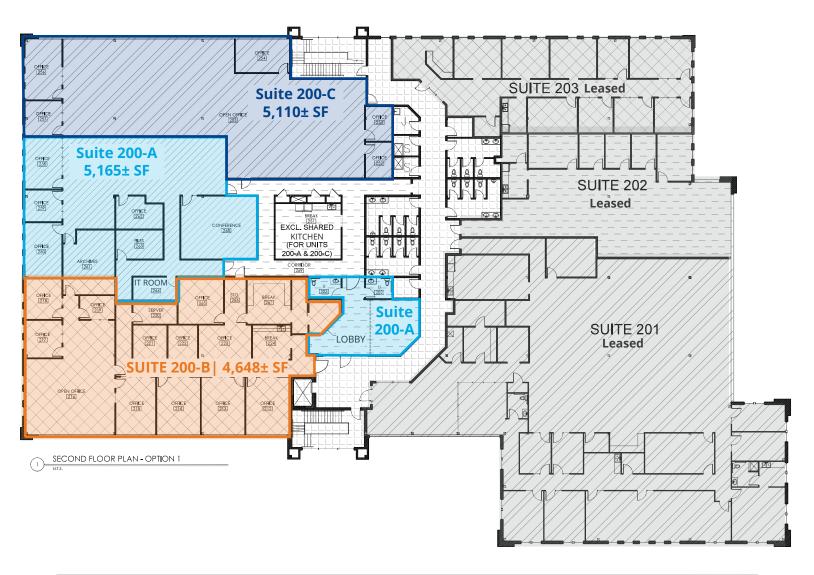
Existing 2nd Floor Plan



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Conceptual 2nd Floor Plan



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