For Lease

Downtown Office Suites

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501 Islington Street Portsmouth, NH

Property Highlights

- Two office suites are available for lease in downtown Portsmouth on the recently improved Islington Street
- Suite 1E is 762± SF on the 1st floor and is comprised of 2 private offices, conference room, reception area, and shared restrooms
- Suite 3 is 8,644± SF on the 3rd floor and is comprised of 5 private offices, 4 conference rooms, reception, open cubicle area, a secure data room, 4 restrooms, and a kitchen/breakroom
- CAM expenses includes water, sewer, heat, and air conditioning; electric usage is separately metered and paid by Tenant
- Monument and directory signage is available
- Within walking distance to downtown and the West End and just 1.5 miles from I-95 and Route 16

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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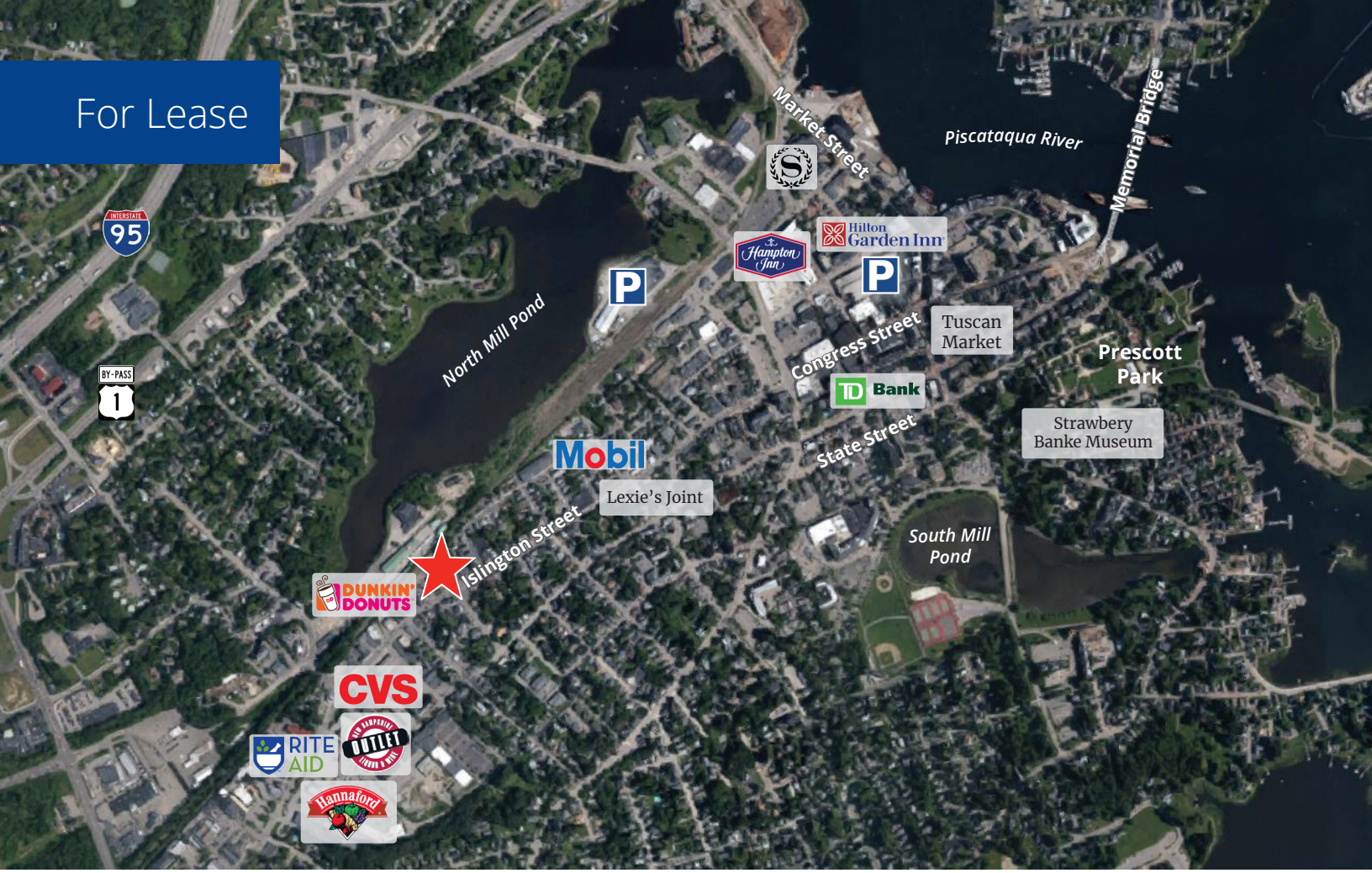

Specifications

Address:	501 Islington Street
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built/Renovated:	1986/2021
Total Building SF:	26,107±
Available SF:	Suite 1E: 762± @ $2,050/month gross Suite 3: 8,644± @ $15.00 NNN
Floors:	3
Elevator:	Yes
Utilities:	Municipal water & sewer Natural gas; FHA
Zoning:	Character District 4
Parking:	83 on-site mostly unreserved spaces
2025 NNN Expenses:	$10.87 PSF • CAM*: $8.01 • Taxes: $2.86

**Includes HVAC, water, sewer, and trash*

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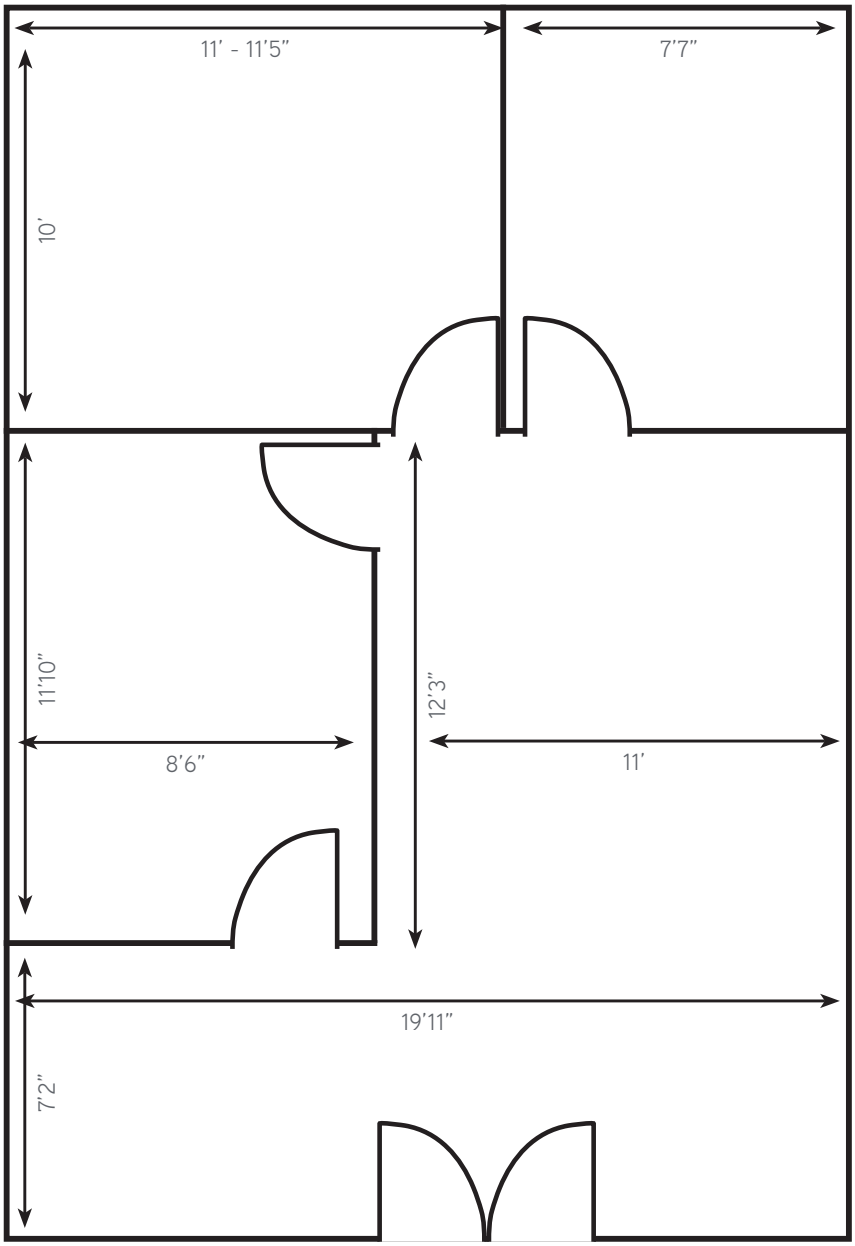
Suite1E Floor Plan



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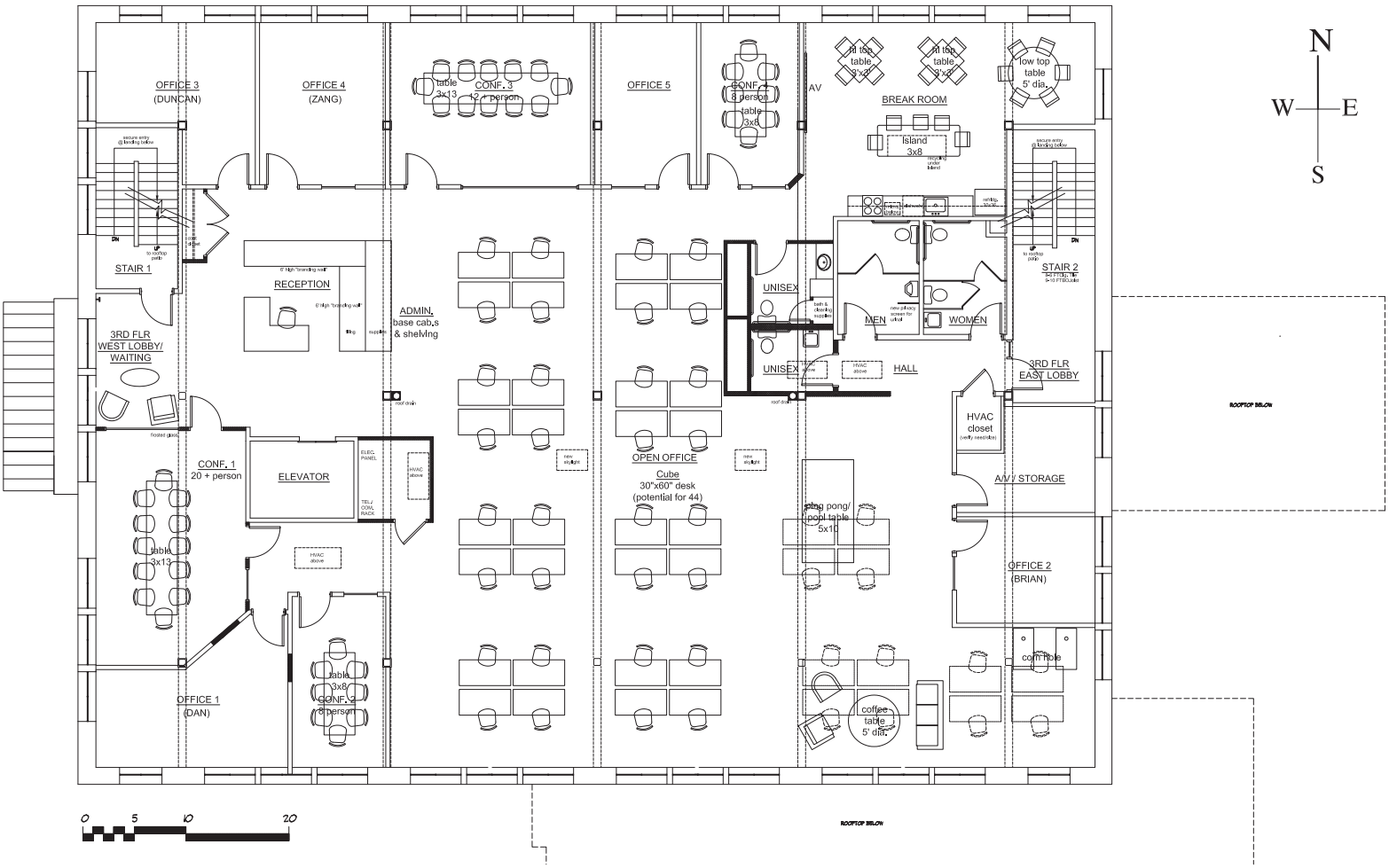
501 Islington Street, Portsmouth, NH

3rd Floor Plan



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