

FOR LEASE

# 145 Maplewood Avenue

PORTSMOUTH, NH 03801



## AVAILABLE SPACE

2,786± SF to 10,482± SF  
on the first floor.

Newest Class A Office Space in Portsmouth's  
growing North End neighborhood.



# Property Highlights

Discover 145 Maplewood Avenue, a premier mixed-use development in the heart of Downtown Portsmouth. This Class A, four-story building features a perfect blend of first-floor office and retail spaces, with three additional floors dedicated exclusively to office use. Amenities include a secure parking garage, convenient bike racks, and modern shower facilities for both men and women, making it the ideal choice for businesses looking to elevate their workspace.

<b>BUILDING SIZE</b>	73,731 RSF
<b>AVAILABLE SPACE</b>	Suite 150: 2,786± SF <a href="#">View Virtual Tour - Suite 150</a> Suite 175: 7,696± SF <a href="#">View Virtual Tour - Suite 175</a>
<b>DELIVERY</b>	Warm dark shell - inquire for details (see landlord delivery letter)
<b>FLOORS</b>	Four-story with secured parking garage
<b>LAND AREA</b>	0.98± acres
<b>ZONING</b>	CD-5
<b>PARKING</b>	Parking available in on-site garage for \$250/per space per month
<b>HVAC</b>	Gas-fired roof-top mounted package units
<b>ELECTRIC</b>	<ul style="list-style-type: none"><li>• 480/277 volts 3-phase with transformers for 208V power to tenant spaces</li><li>• 1st floor tenant spaces 100 - 200 amp panels</li></ul>
<b>LIGHTING</b>	Indirect and direct LED lighting in common areas
<b>LOADING</b>	Two street level loading zones
<b>UTILITIES</b>	Municipal water, sewer, and natural gas -Unitil; Electric: Eversource
<b>CONSTRUCTION</b>	Steel frame, poured concrete foundation, slab on deck floor systems with terra cotta and wood panel system exterior
<b>WINDOWS</b>	Combination storefront/curtainwall floor to ceiling double panel thermally broken frame windows
<b>ROOF</b>	Grey TPO Membrane
<b>TELECOMMUNICATIONS PROVIDERS</b>	Comcast, Consolidated Communications, and First Light
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"><li>• Surface and garage parking</li><li>• Bicycle racks</li><li>• Men's and women's shower facilities</li><li>• High end security system, card access, and CCTV</li><li>• Potential for building signage</li><li>• Potential for outdoor patio space</li><li>• Floor to ceiling windows</li></ul>
<b>AREA AMENITIES</b>	<ul style="list-style-type: none"><li>• Quick access to the area's major highways including Route 1 Bypass, I-95, Route 101 and I-495</li><li>• A wide variety of restaurants, cafes, retail and entertainment options in Downtown Portsmouth</li><li>• Within a block of four major hotels</li><li>• Located in Portsmouth's North End with views of North Mill Pond</li></ul>
<b>LEASE RATE</b>	\$37.00/SF NNN
<b>CAM EXPENSE ESTIMATED</b>	\$4.14/SF
<b>RE TAXES ESTIMATED</b>	\$3.79/SF
<b>TI ALLOWANCE</b>	Up to \$100/SF included with a minimum 10-year lease commitment and subject to financial review

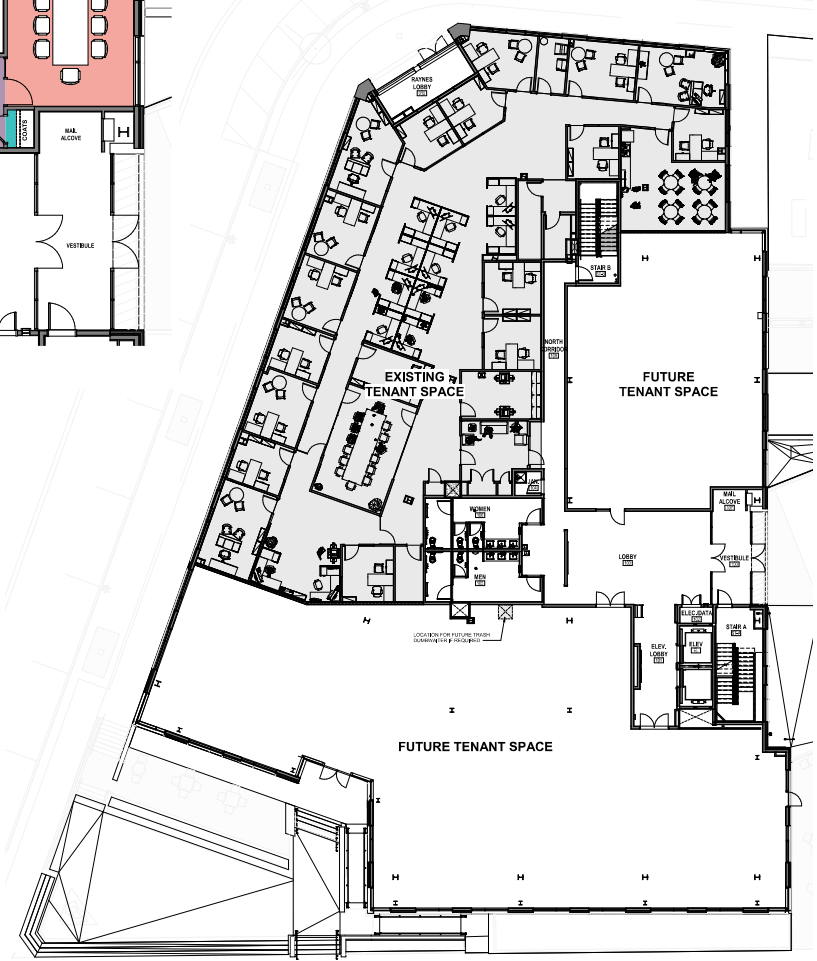
# Floor Plans

## Conceptual Test Fit



[View Virtual Tour](#)

## Overall First Floor Plan



[View Virtual Tour](#)

Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.



## EXISTING RESTAURANTS & HOTELS



ROOFTOP  
AT THE ENVIO



SHERATON  
Portsmouth Harborside Hotel



Coming Soon:

North Mill Pond  
Mixed-Use Development



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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.