



For Lease

# Professional Office Space

**David F. Choate, III**  
Executive Vice President  
+1 603 433 7100  
david.choate@colliers.com

**Abigail K. Bachman**  
Senior Associate  
+1 603 206 9644  
abby.bachman@colliers.com



500 Market Street, Suite 9  
Portsmouth, NH 03801  
+1 603 433 7100  
colliersnh.com

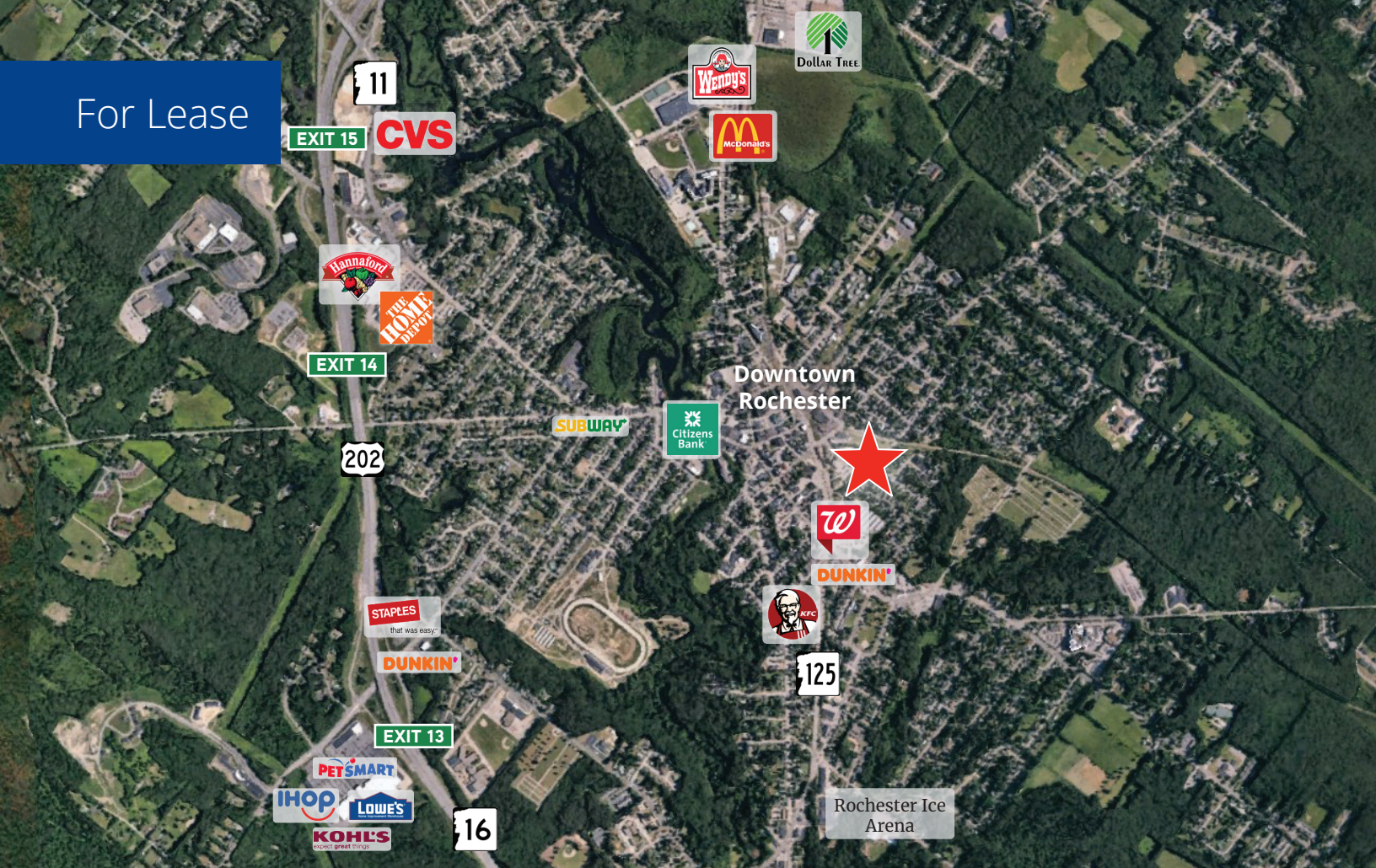
## 40 Winter Street Rochester, NH

### Property Highlights

- Third floor office space available for lease in various sizes and pricing in the Professional Arts Centre
- Perfect building for businesses looking to establish themselves in a well-located area
- Property features prominent roadside signage along Route 125/ Columbus Avenue, ample on-site parking, ADA accessibility, and walkability to all of downtown Rochester's amenities
- Join tenants such as Alliance for Dental Care, Groups Recover Together, Labcorp, and Seacoast Accountability
- Nearby to the Spaulding Turnpike/Route 16, Route 202, and Route 11
- Located a short distance from New Hampshire's Seacoast, Lakes Region, and the White Mountains

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## Specifications

Address:	40 Winter Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	1974
Total Building SF:	30,000±
Available SF:	152± to 2,652±
Floors:	3
Parking:	Ample on-site
Utilities:	Municipal water & sewer Electric heat & AC
Zoning:	DT (downtown)
Elevator:	Yes
Accessibility:	Just a short walk from the heart of downtown Rochester and easy access to major highway arteries
Lease Rate:	Variable - see chart



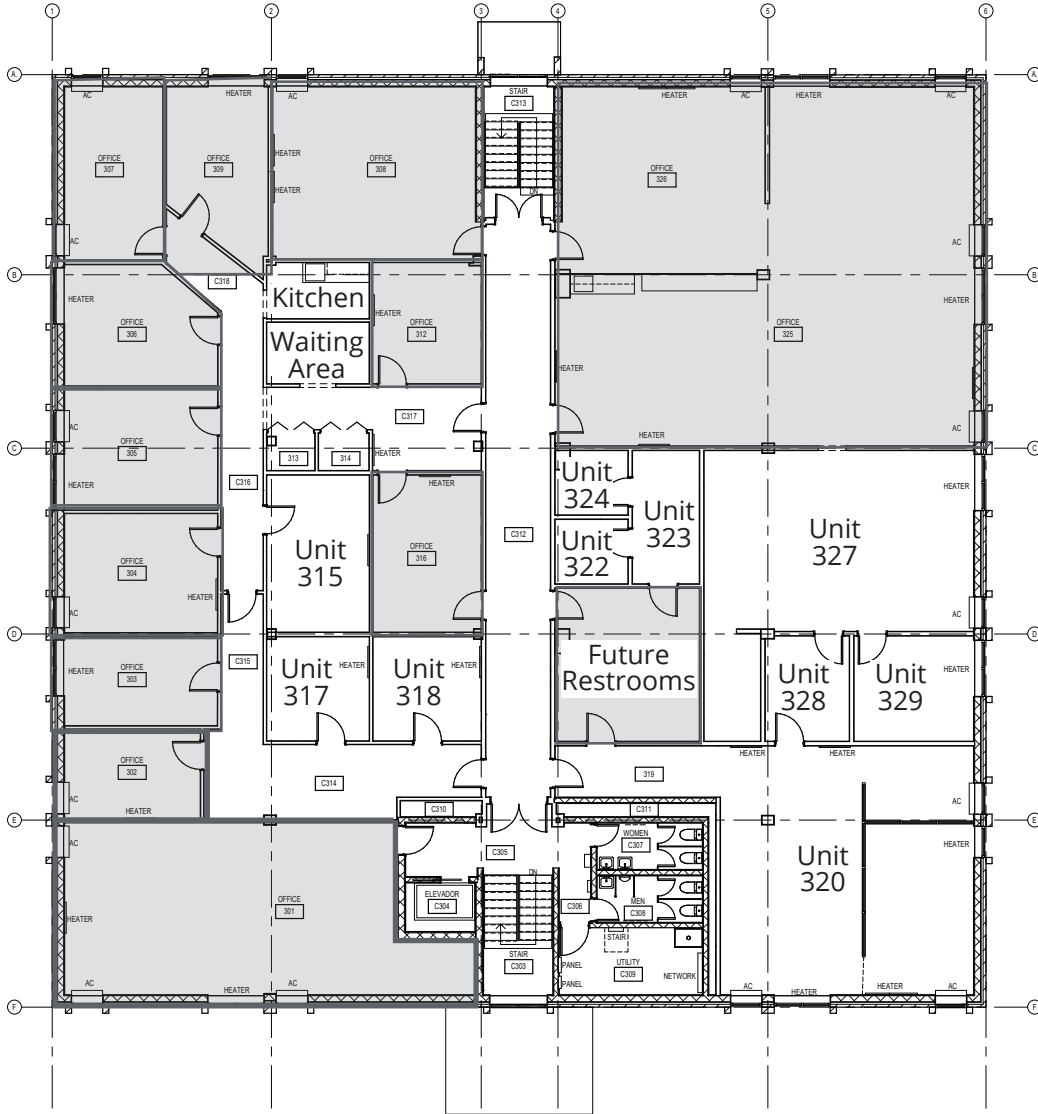
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# Available Suites\*

Unit No.	Location	Description	SF (±)	Lease Rate
301	3rd floor	JSA Cleaning Services, Inc.	843	Leased!
302	3rd floor	JSA Cleaning Services, Inc.	174	Leased!
303	3rd floor	Unicorn Holdings, LLC	194	Leased!
304	3rd floor	Find Compassion Within	256	Leased!
305	3rd floor	Crown Point Services, LLC	260	Leased!
306	3rd floor	Healey Events & Experiential	242	Leased!
307	3rd floor	The Healey Agency	238	Leased!
308	3rd floor	Seacoast Accountability	490	Leased!
309	3rd floor	Aegeus Inspection Solutions, Inc.	225	Leased!
312	3rd floor	Wendy Allen, LICSW	186	Leased!
315	3rd floor	Available	231	\$400/month
316	3rd floor	Thomas J. Cormican, LICSW	240	Leased!
317	3rd floor	Available	152	\$400/month
318	3rd floor	Available	160	\$400/month
325 & 326	3rd floor	APW-ABA	2,055	Leased!
Multiple	3rd floor	Available	70 - 2,109	\$12.00 PSF gross

\*Availabilities as of February 2025.

# 3rd Floor Plan



Leased

2 Existing Third Floor Plan  
 1/8" = 1'-0"  
 THIRD FLOOR: 10,859 Sq GSF

Sheet Specific Notes  
 1 TENANT AREA WALLS HAVE NOT BEEN LOCATED

*Progress Print  
 Not For Construction*



AG Architects, PC  
 634 Central Avenue, Dover, NH 03820  
 E-Mail: ag@agarchitects.com  
 www.agarchitects.com  
 Phone: 603-743-3779  
 Fax: 603-743-3777

40 Winter Street  
 Rochester, New Hampshire



AG Architects, PC Consultant:	
Revisions:	
Date:	02 July 2024
Scale:	1/8" = 1'-0"
Drawn By:	DC
Checked By:	AG
Sheet:	2 of 2
Project No.:	24-835.0
Sheet Title: Existing Third Floor Plan	
Sheet Number: <b>A2.2</b>	