



For Lease

# Downtown Office Suites



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# 501 Islington Street Portsmouth, NH

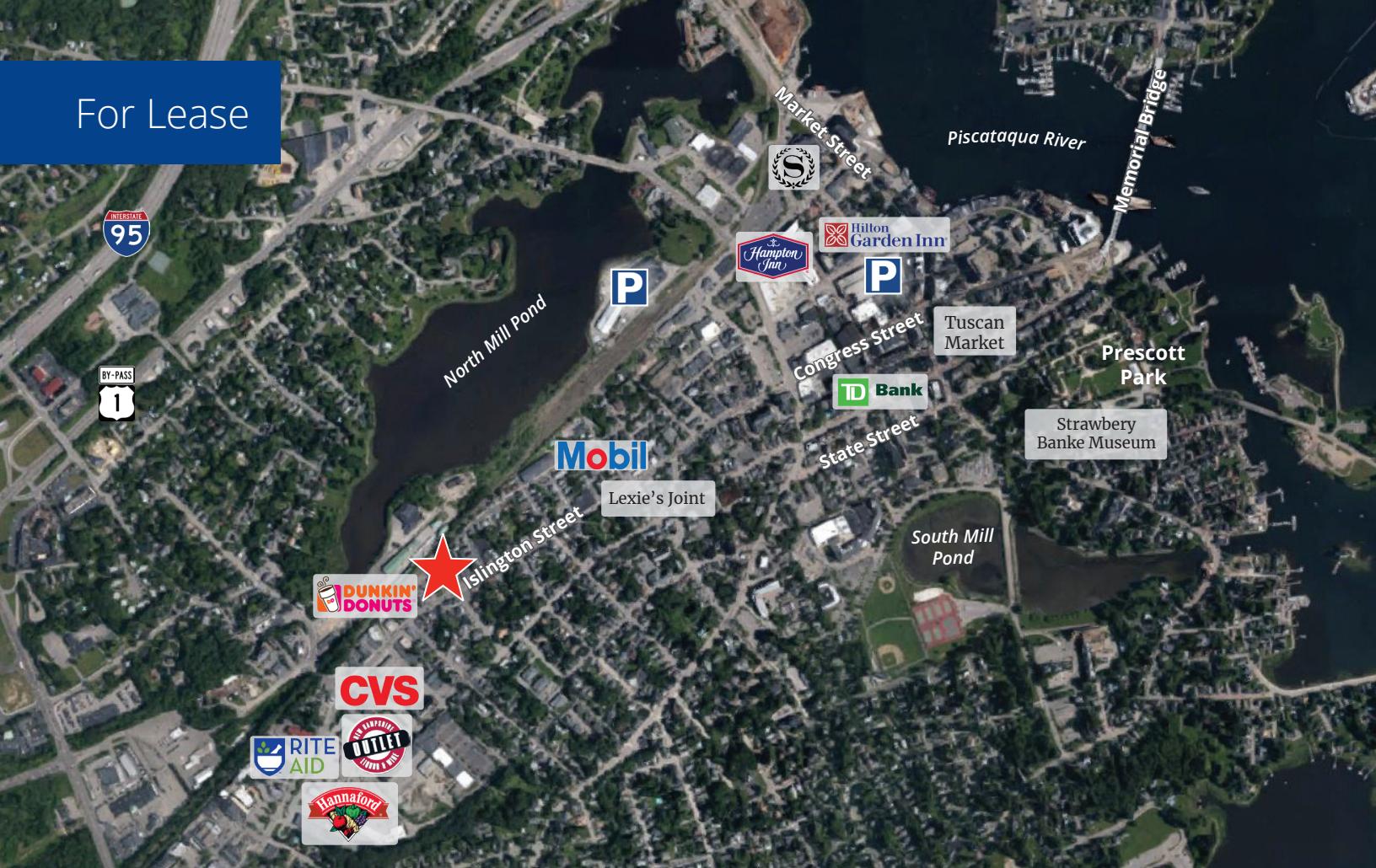
## Property Highlights

- 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

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## Specifications

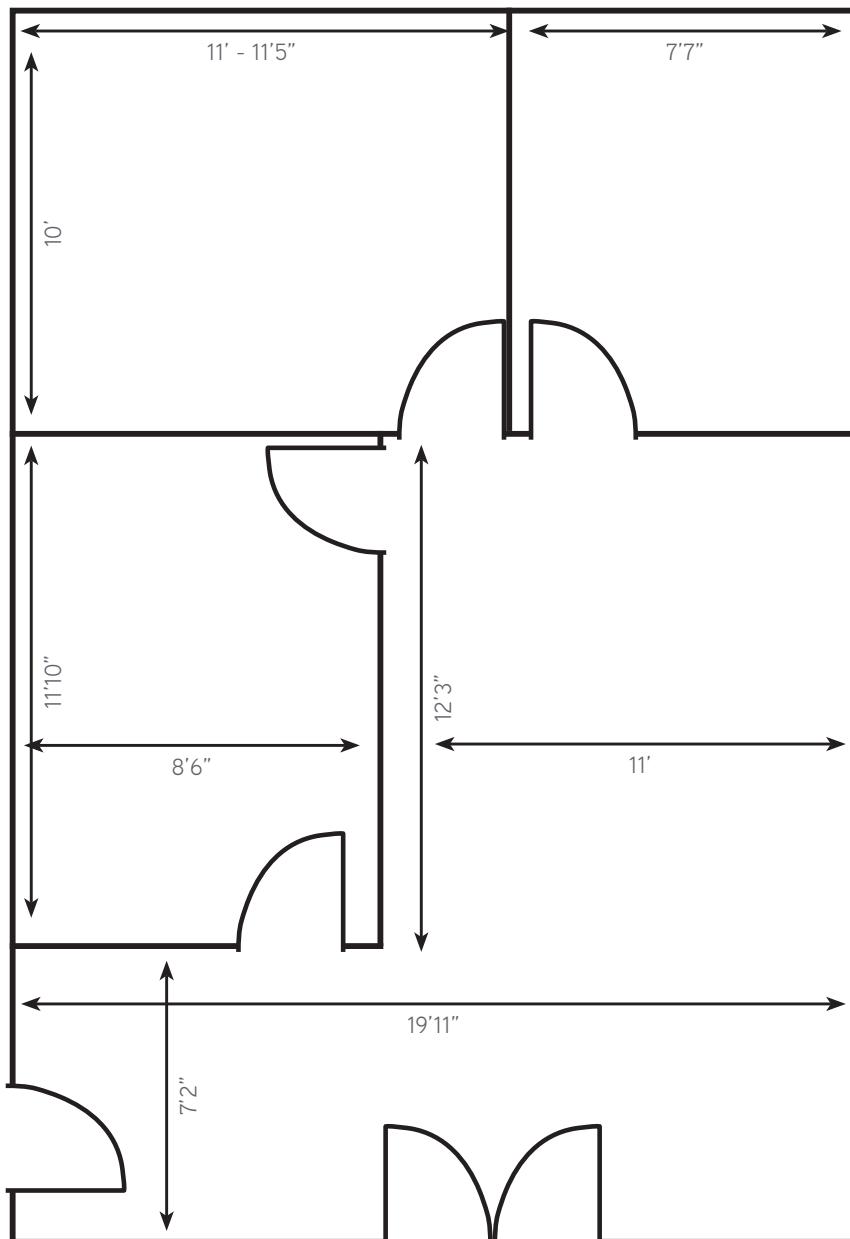
Address:	501 Islington Street
Location:	Portsmouth, NH 03801
Building Type:	Office
Year Built/Renovated:	1986/2021
Total Building SF:	26,107±
Available SF:	Suite 1E: 762± @ \$1,950/month + electric Suite 3: 8,644± @ \$15.00 NNN
Floors:	3
Elevator:	Yes
Utilities:	Municipal water & sewer Natural gas; FHA
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



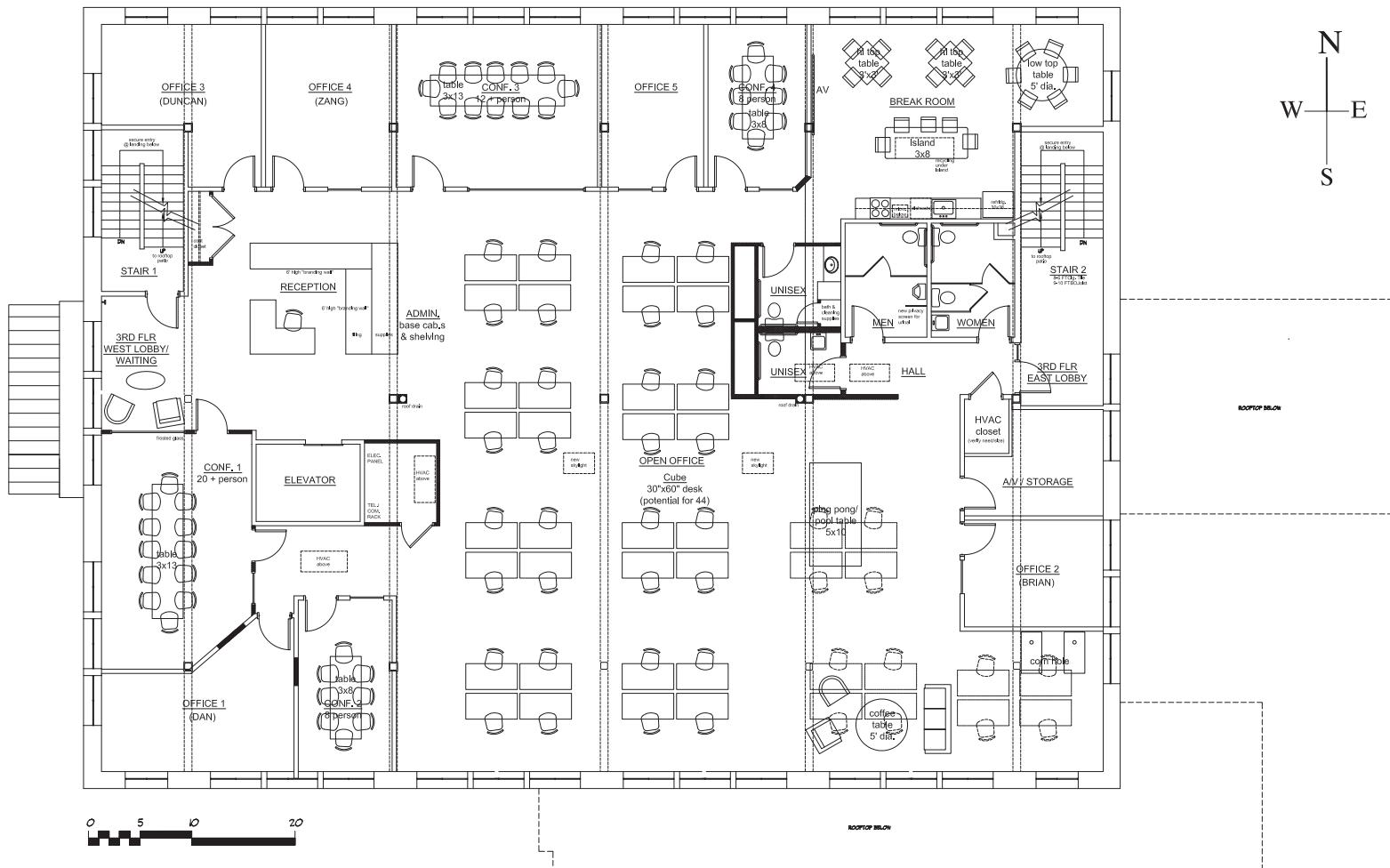
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# Suite 1E Floor Plan



Not to scale.

# 3rd Floor Plan



*Not to scale.*