



**LEASE**

## Office for lease

**2299 WOODBURY AVE**

Portsmouth, NH 03801

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 - 22.00 SF/yr (MG)
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	1,337 - 2,815 SF
<b>BUILDING SIZE:</b>	22,208 SF

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OFFICE FOR LEASE | 2299 Woodbury Ave Portsmouth, NH 03801

## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2299 Woodbury Ave in Portsmouth, NH. This impressive property offers several offices of versatile spaces, ideally suited for various professional and medical uses. Boasting a prime location, the property provides convenient access to major transportation routes. The building features a range of medical and occupational practices, complemented by a welcoming café and generous client parking. With its high visibility, strategic positioning opposite Walmart, and proximity to Route 4, this property presents an outstanding opportunity for businesses to establish a prominent presence in a dynamic and bustling commercial hub.

Available units:

Barn Third floor 1,337SF office, ADA accessible, with an elevator and two stairwells. the space consists of 7 offices, 2 bathrooms, kitchenette, open reception area. Formerly used by PMC Medial group. Other tenants in the building include Dermatology, Holistic Abilities, Dr Dragg and The Brooklyn Cafe.

Unit 1 Office 2,815 SF on 2 floors with private entrance and own patio.

1st floor consists of a reception area, ADA Bathroom, storage closet, 5 offices 3 of which with sinks.

2nd floor consists of a large rec room, bathroom with shower, kitchenette, 3 offices with sinks, staff room.

currently used by Autism Care Partners and will be available as of March 1st, 2025.

## PROPERTY HIGHLIGHTS

- High visibility and strategic positioning opposite Walmart
- Convenient access to Route 4 for easy transportation connections
- Diverse mix of medical, occupational practices, and a welcoming café
- Abundant client parking for convenience
- Proximity to major retail, dining, and entertainment amenities

SVN | THE MASIELLO GROUP 2

## ADDITIONAL PHOTOS



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,337 - 2,815 SF	<b>LEASE RATE:</b>	\$20.00 - \$22.00 SF/yr

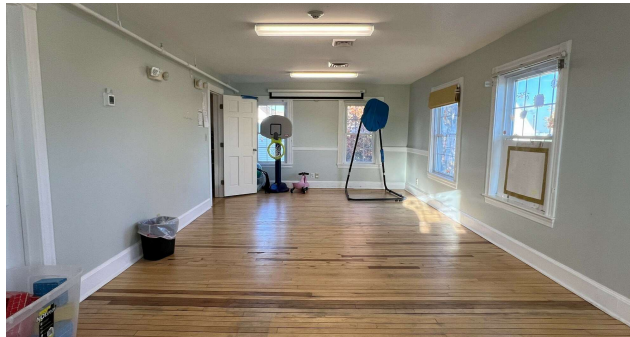
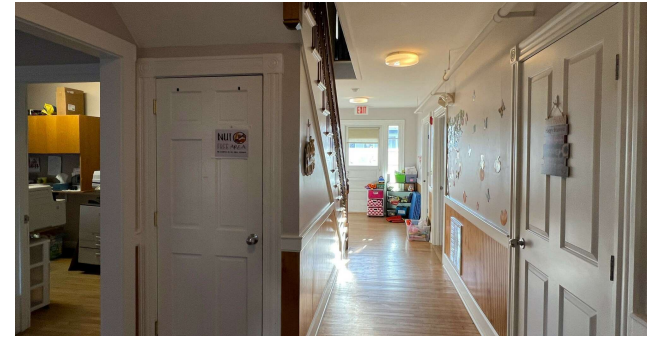
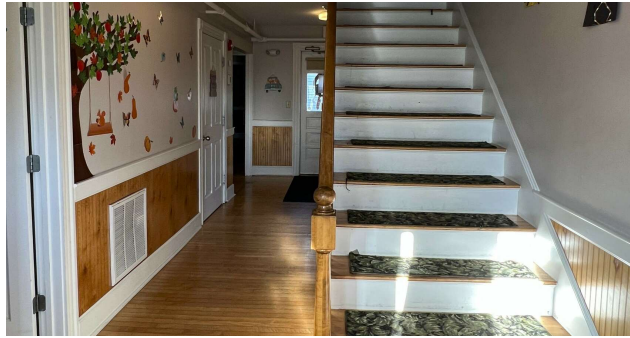
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 1 Office Suite	Available	2,815 SF	Modified Gross	\$22.00 SF/yr
■ Barn 3rd Floor	Available	1,337 SF	Modified Gross	\$20.00 SF/yr

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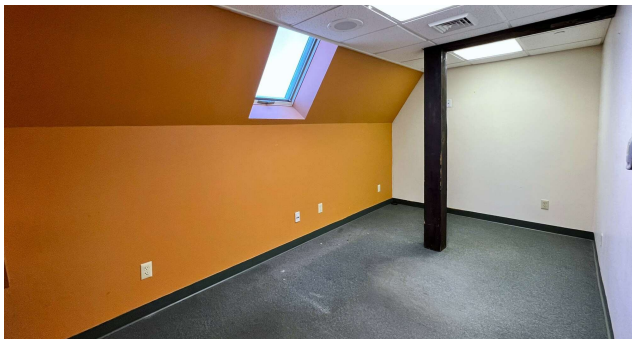
## ADDITIONAL PHOTOS - UNIT 1



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## ADDITIONAL PHOTOS - BARN 3ED FLOOR



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## CITY INFORMATION



## LOCATION DESCRIPTION

Located on bustling Woodbury Ave, the area surrounding the property presents an attractive opportunity for office and medical tenants. Situated opposite Walmart and adjacent to the intersection to Route 4, the location offers excellent visibility and accessibility. With a mix of medical and occupational practices, along with a café and ample parking, the area provides a dynamic environment for healthcare and professional services. The property's strategic position places it just 15 minutes from Portsmouth and 20 minutes from Dover, offering convenient access to these vibrant communities. This prime location, combined with the nearby amenities and accessibility, makes it an appealing choice for businesses seeking a strategic and convenient base.

## LOCATION DETAILS

<b>MARKET</b>	Portsmouth
<b>COUNTY</b>	Rockingham

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# DEMOGRAPHICS MAP & REPORT

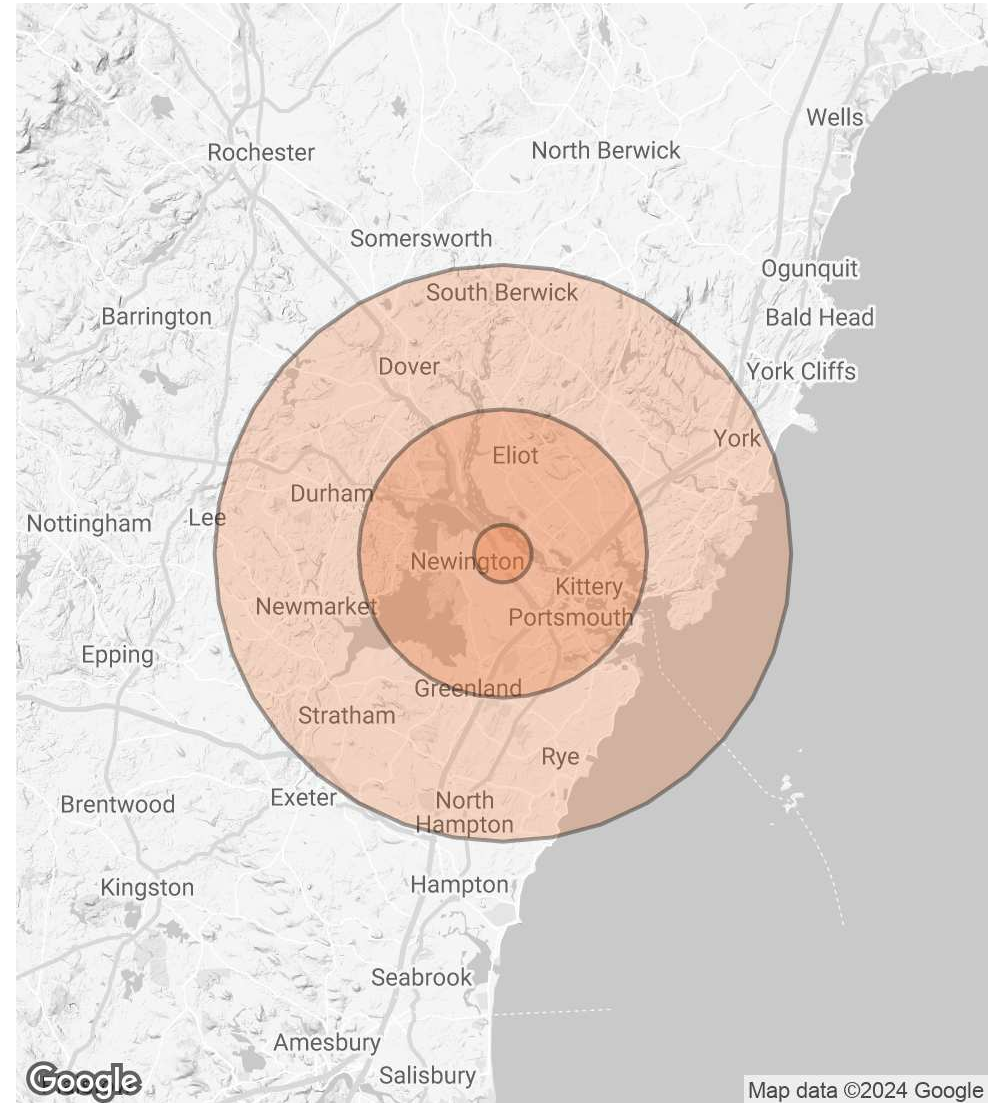
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	449	40,193	139,623
<b>AVERAGE AGE</b>	50.4	45.9	41.7
<b>AVERAGE AGE (MALE)</b>	51.7	44.2	41.0
<b>AVERAGE AGE (FEMALE)</b>	50.6	48.2	42.5

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	211	19,824	62,317
<b># OF PERSONS PER HH</b>	2.1	2.0	2.2
<b>AVERAGE HH INCOME</b>	\$109,691	\$102,428	\$102,946
<b>AVERAGE HOUSE VALUE</b>	\$1,709,514	\$520,325	\$431,275

2020 American Community Survey (ACS)



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