

## BOW STREET

117 Bow Street, Portsmouth, NH 03801



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Fully Leased
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	2,584
<b>RENOVATED:</b>	2010
<b>ZONING:</b>	CBD
<b>MARKET:</b>	Seacoast NH
<b>TRAFFIC COUNT:</b>	6,400

## PROPERTY OVERVIEW

Here's an excellent opportunity to be located in Portsmouth, NH. This high end office would be perfect for any business owner in the financial service industry, attorneys, accountants and similar professionals that demand a space that is a cut above the other properties on the market currently. With an interior that has fine woodwork and exposed brick exterior walls, this office will elevate your image. A population of over 21,000 within Portsmouth that is increasing at 1.2% annually, Portsmouth serves as the business hub for the Seacoast of NH. There is plenty of on-street parking for this location, but the space comes with two designated spots, that may be leased as well. With its short distance to Route 1, 16, Interstate 95, and a short walk across the bridge to Kittery, this well appointed space is an incredible opportunity.

## PROPERTY HIGHLIGHTS

- Reception area, kitchenette, conference room, two (2) bathrooms and storage
- Eight separate individual offices - (COVID-19 friendly space )
- Heart of downtown Portsmouth in charming brick facility inside and out
- Building Class B with Class A finish
- Two (2) designated parking spots may be leased also

**KELLER WILLIAMS COASTAL REALTY**  
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 750 Lafayette Rd.,  
 Suite 201 - Coastal Land & Commercial Group  
 Portsmouth, NH 03801

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Each Office Independently Owned and Operated [kwclcg.com/](http://kwclcg.com/)

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OFFICE FOR LEASE

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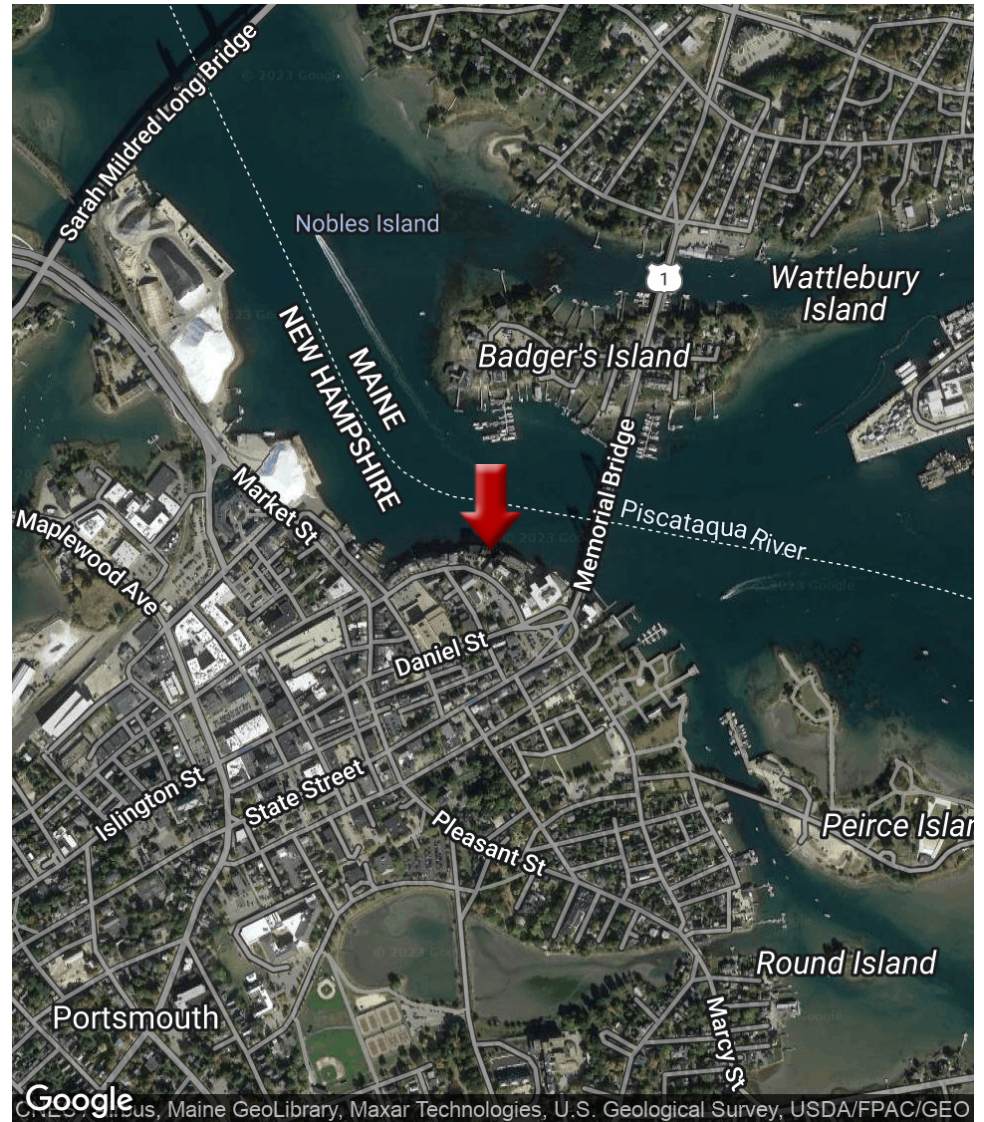
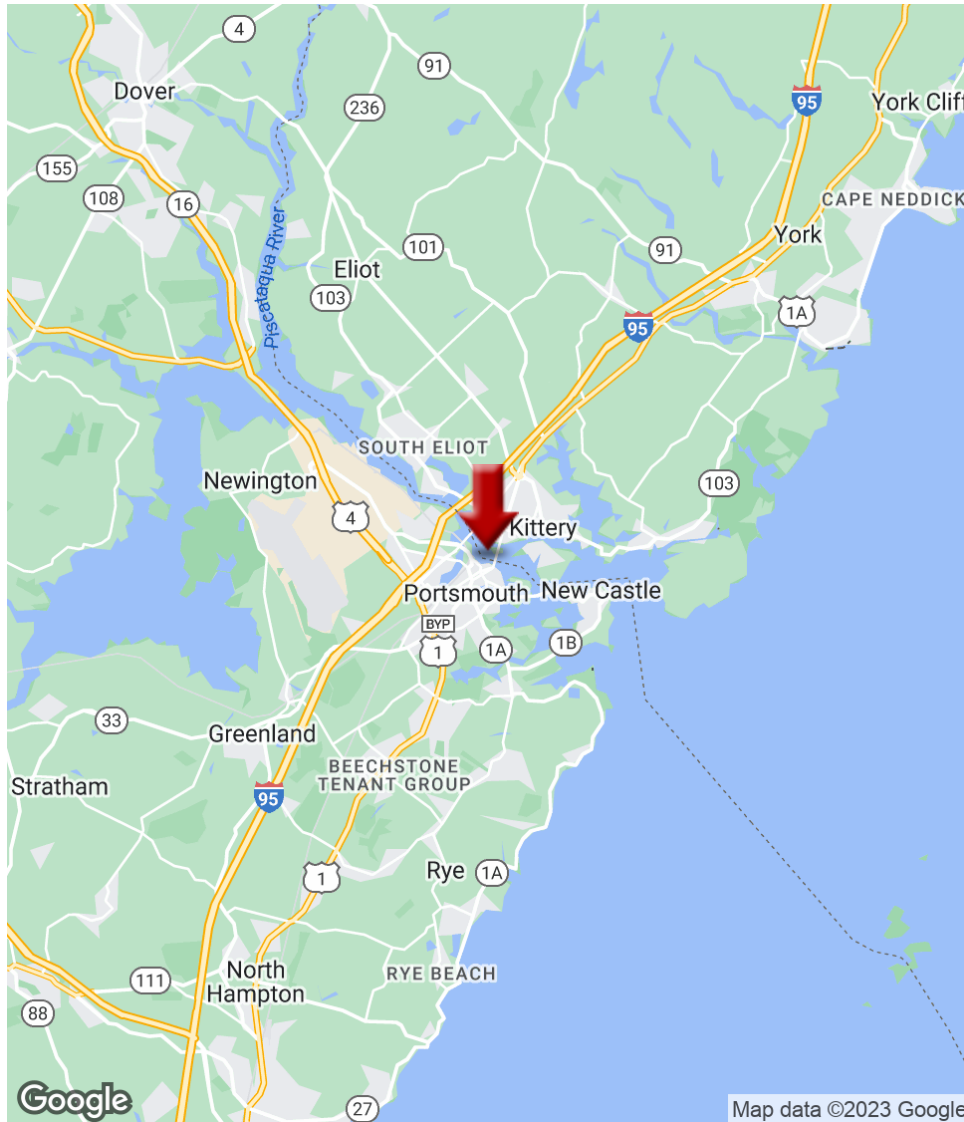
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## LOCATION DESCRIPTION

Seated on the banks of the Piscataqua River, Portsmouth is a small city with a large history. The third oldest city in the nation, Portsmouth is picturesque New England at its finest. Historic buildings line the walkable streets of Market Square and iconic tugboats lead ships in and out of Portsmouth Harbor. A close-knit community and scenic landscape define the area.

In addition to its rich history, Portsmouth boasts a vibrant cultural scene. Strawberry Banke Museum, Portsmouth Athenaeum, the Music Hall, and the New Hampshire Film Festival all contribute to the unique experience Portsmouth offers. Known for having more restaurant seats than people, Portsmouth is home to an active farm-to-table scene and heavily-frequented farmers market. Water Country Water Park is in town and nearby beach access is at Odiorne Point State Park and Hampton Beach State Park. The White Mountains are less than a two-hour drive away as well.

## LOCATION DETAILS

Market	Seacoast NH
County	Rockingham
Cross Streets	Daniel Street
Signal Intersection	No



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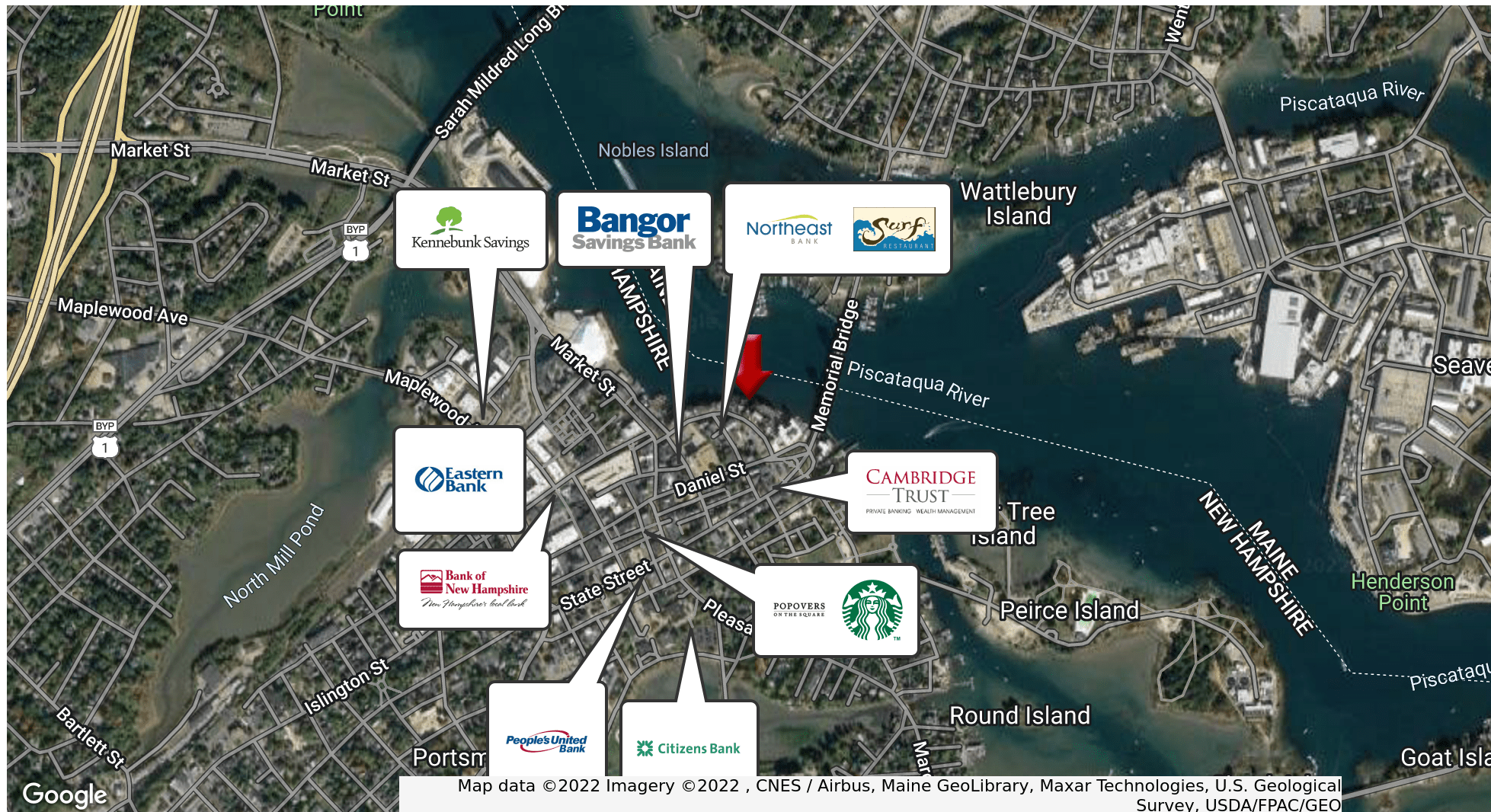
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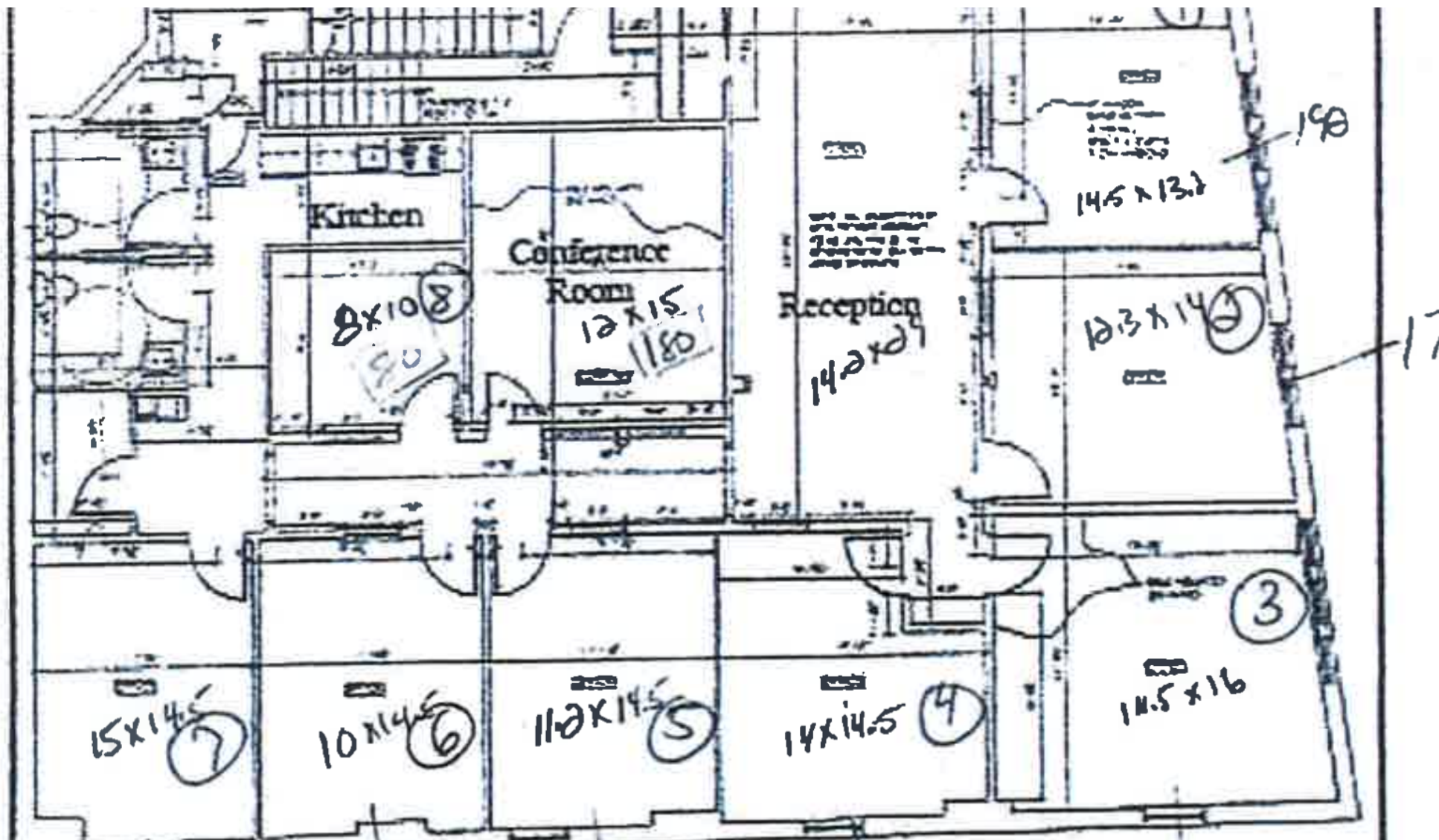
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Units 1-8	-	80 - 2,584 SF	NNN	\$30.00 SF/yr
Unit 3	-	232 SF	Gross	\$2,000 per month
Unit 4	-	138 SF	Gross	\$1,300 per month
Unit 5	-	162 SF	Gross	\$950 per month
Unit 6	-	162 SF	Gross	\$745 per month
Unit 7	-	218 SF	Gross	\$1,440 per month

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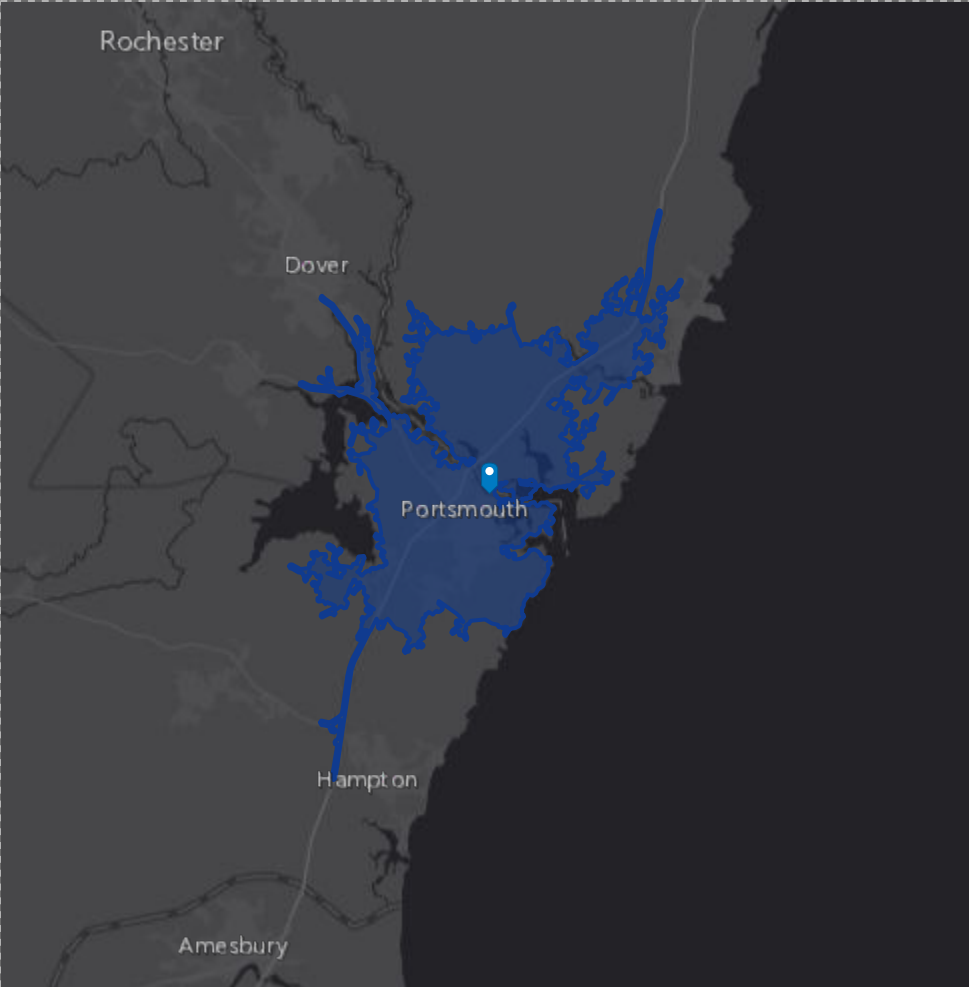
DEMOGRAPHIC SUMMARY

117 Bow St, Portsmouth, New Hampshire, 03801 2

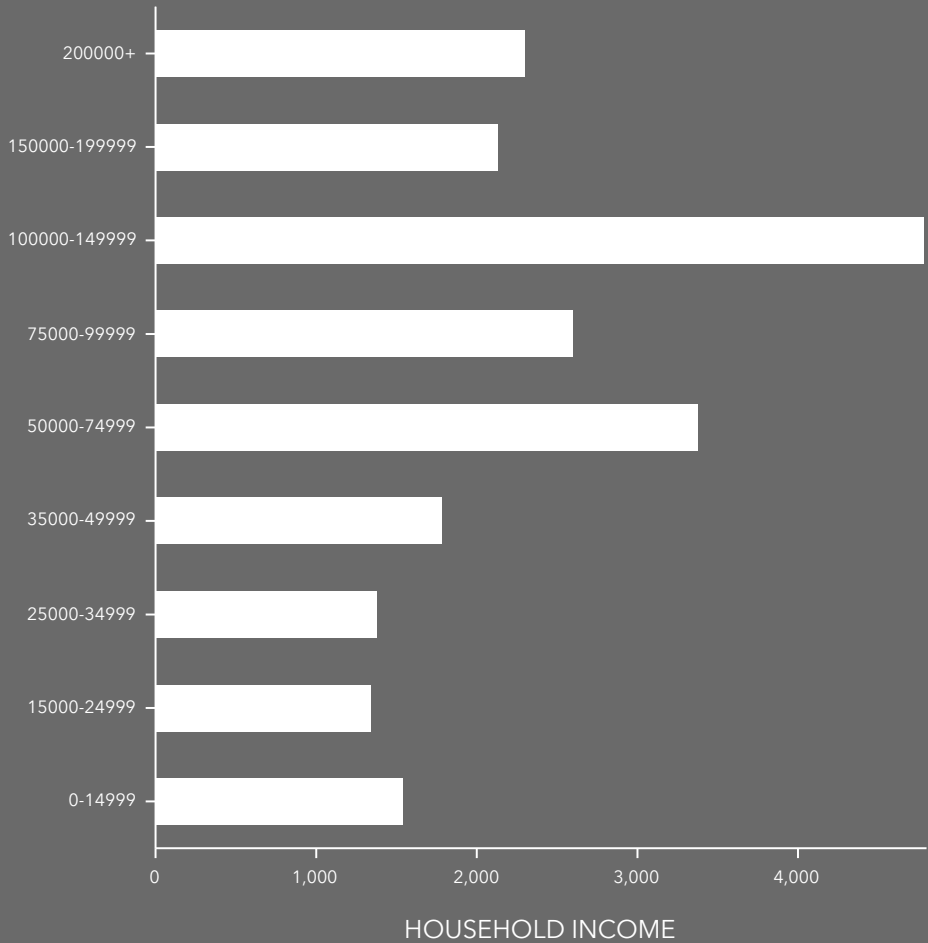
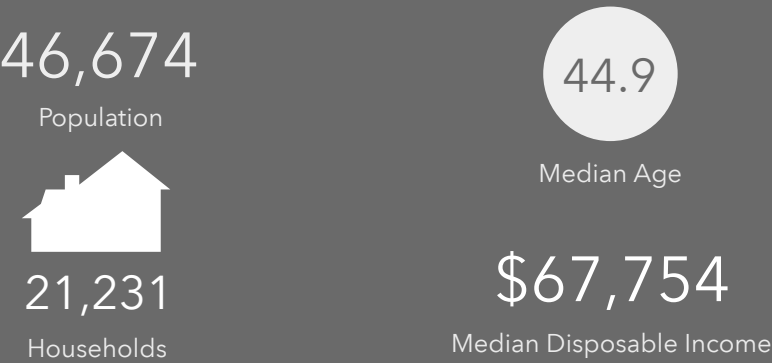


Drive time of 15 minutes

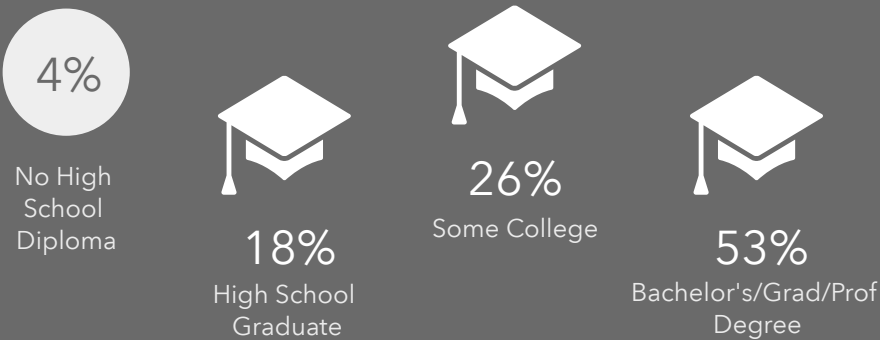
INCOME



KEY FACTS



EDUCATION



EMPLOYMENT

