

# Maplewood Office Park

PORTSMOUTH, NH



PROPOSAL

*PRESENTED BY:*

**KELLER WILLIAMS COASTAL REALTY**  
603.610.8500  
750 Lafayette Rd.  
Suite 201 - Coastal Land & Commercial Group  
Portsmouth, NH 03801

**ETHAN ASH**  
Commercial & Investment Specialist, MiCP  
O: +16036108500 X1430  
C: 603.707.2319  
ethan.ash@kw.com  
NH #071469

**DAVE GARVEY**  
Managing Director  
O: 603.610.8523  
C: 603.491.2854  
davegarvey@kwcommercial.com  
NH #004637

## Property Summary



### PROPERTY DESCRIPTION

This office space is excellent for professional needing a small space with multiple offices, reception area, private bath and kitchenette area. With views of the bay and a short walk from Portsmouth downtown, this space has a designated parking spot along with additional visitor parking. The space is available now!

### PROPERTY HIGHLIGHTS

- Short walk from Foundry Parking Garage
- Good foot and driving traffic
- Quiet working space abutting North Mill Pond and North Cemetery

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	Fully Leased
Building Size:	556 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,929	4,988	7,337
Total Population	3,044	8,782	13,536
Average HH Income	\$111,044	\$110,735	\$106,459



# Property Details

Lease Rate

**NEGOTIABLE**

## LOCATION INFORMATION

Building Name	Maplewood Office Park
Street Address	118 Maplewood Ave
City, State, Zip	Portsmouth, NH 03801
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-95
Nearest Airport	Pease International Airport

## BUILDING INFORMATION

Building Size	556 SF
Building Class	B
Tenancy	Single
Year Built	1990
Gross Leasable Area	556 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	Asphalt Shingle
Free Standing	Yes
Number of Buildings	3

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CD4-L1
Lot Size	0 Acres
APN #	0124-0005-00C4
Lot Frontage	100 ft
Corner Property	No
Traffic Count	10834
Traffic Count Street	Maplewood Ave
Amenities	Central A/C, City Water/Sewer
Waterfront	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	0.5
Number of Parking Spaces	1

## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Restrooms	1
Gas / Propane	Yes



## Additional Photos





## Additional Photos



MAPLEWOOD OFFICE PARK

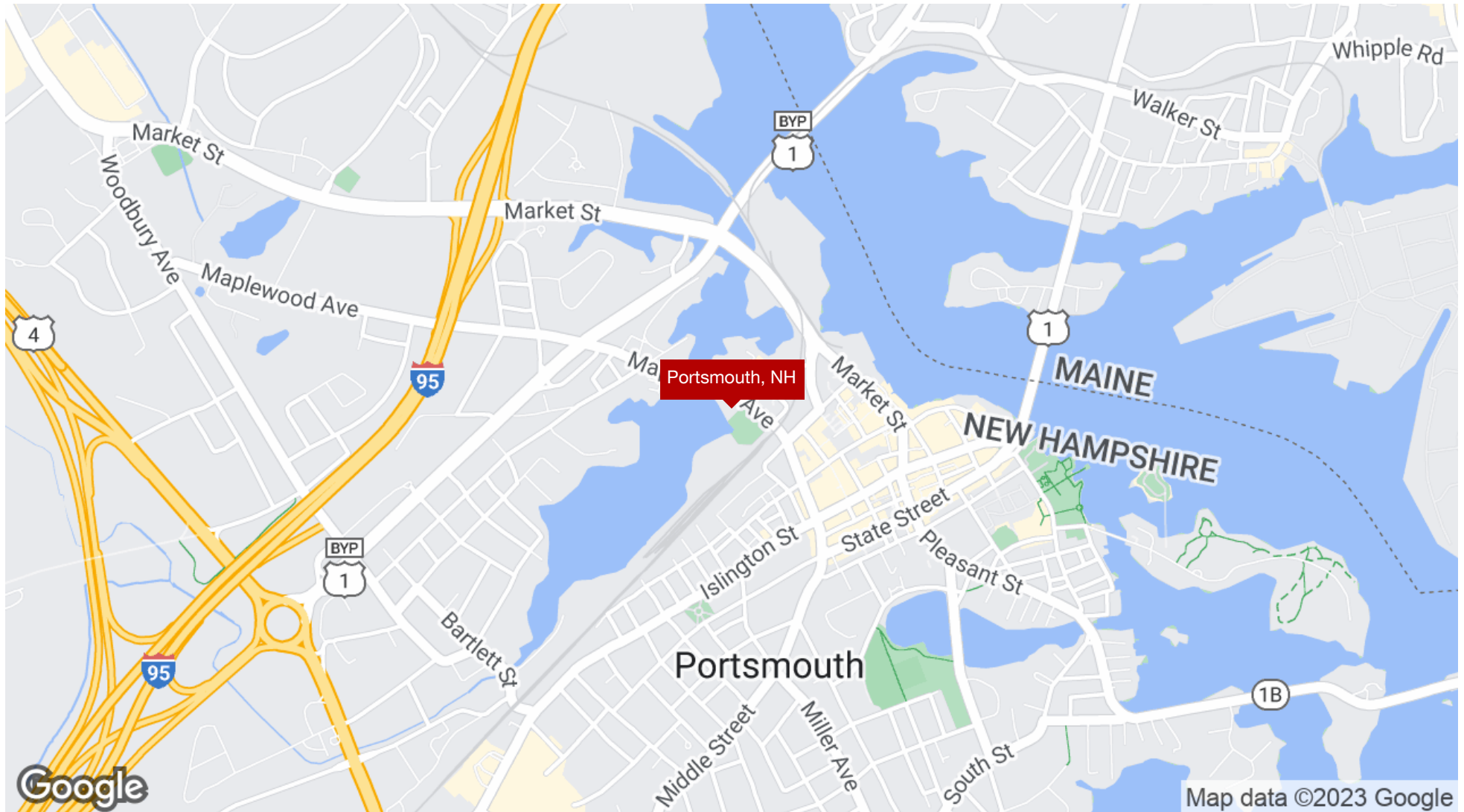
# LOCATION INFORMATION

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REGIONAL MAP

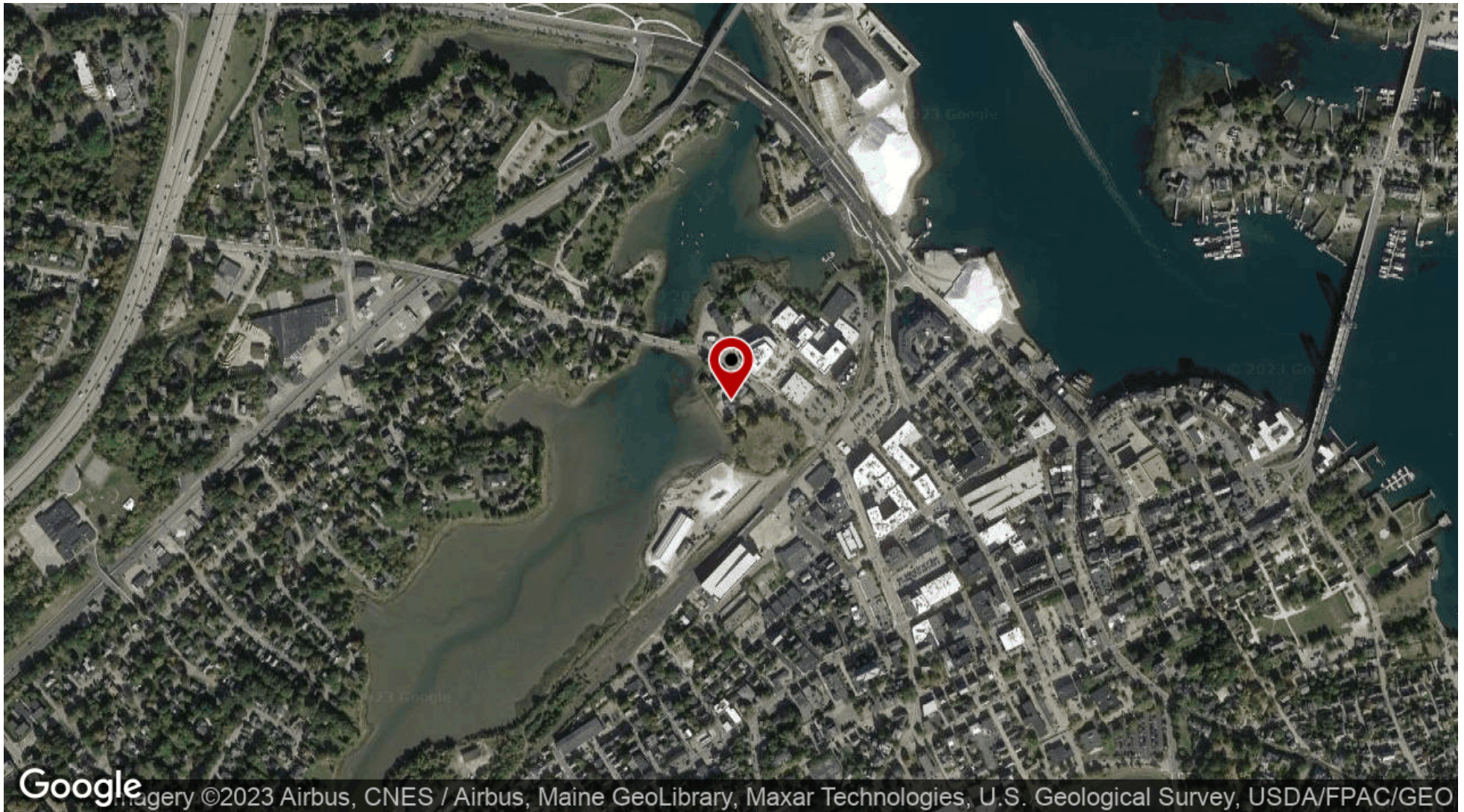
AERIAL MAP

# Regional Map





## Aerial Map





MAPLEWOOD OFFICE PARK

# DEMOGRAPHICS

# 2

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,044	8,782	13,536
Average Age	39.1	44.7	45.4
Average Age (Male)	38.1	43.6	44.0
Average Age (Female)	41.2	44.4	46.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,929	4,988	7,337
# of Persons per HH	1.6	1.8	1.8
Average HH Income	\$111,044	\$110,735	\$106,459
Average House Value	\$518,457	\$569,039	\$543,925

\* Demographic data derived from 2020 ACS - US Census

