

249 Corporate Drive | Pease Tradeport | Portsmouth, NH

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Class A Office Space 3,300± RSF Available for Lease

Perfect for a medical user. Fantastic opportunity to lease this first floor suite featuring a large kitchen/break area, exposed ceilings, tons of natural light, two private bathrooms with showers.

Located in the back right corner of the building, surrounded by abundant, free, on-site parking. Convenient Pease location.

For more information, please contact:

bow street, LLC
9 Emery Lane, Greenland, NH 03840

Margaret O'Brien
M: 603.828.7245
O: 603.427.0700

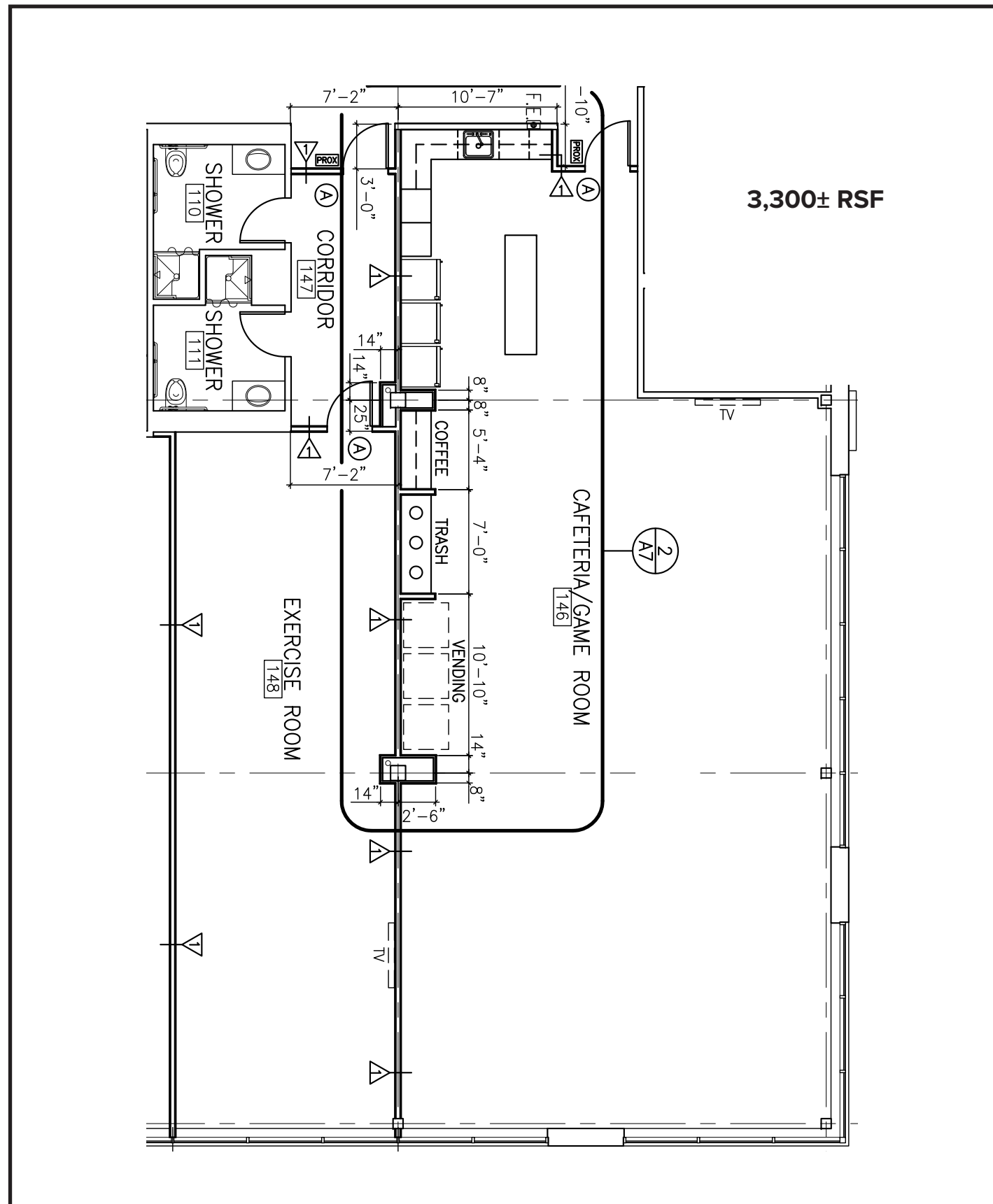
margaret@bowstcommercial.com
www.bowstcommercial.com

For further information call
Margaret O'Brien at 603.427.0700



2026 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Property Specifications

Total Building Size:	37,280± SF
Available Space:	3,300± RSF
Floors:	Two
Land:	5.03± Acres
Year Built:	2014
Water/Sewer:	Municipal water and sewer
Zoning:	Office
Data Lines:	T-1
Sprinkler:	Yes
HVAC:	Gas-fired York units
Parking:	Ample, free on-site parking (4/1000 ratio)
Availability:	Immediately
Asking Lease Rate:	\$18.50/SF NNN
NNN Expenses:	\$4.45/SF CAM (estimated for 2026) \$1.85/SF Ground Lease \$2.26/SF RE Taxes
Amenities:	Available space has a fantastic window line that wraps the front corner of the building directly off the front lobby, as well as an outdoor patio with seating.

