



PRIME OFFICE  
LOCATION AT  
GREENLEAF  
WOODS

**FOR SALE**

**6 GREENLEAF WOODS DRIVE,  
UNIT 201, PORTSMOUTH, NH 03801**

1,418 +/- SF Available

# PROPERTY INFORMATION



1,418 +/- SF Office For Sale

**6 GREENLEAF WOODS DRIVE, UNIT 201, PORTSMOUTH, NH 03801**

**\$249,000**

## DESCRIPTION:

This recently renovated 1,418± SF office condominium offers a sleek, professional setting ideal for a variety of users. The layout includes three private offices with glass walls and doors, providing both privacy and abundant natural light, along with a kitchenette and half bath for added convenience.

The unit features new energy-efficient LED lighting and is offered fully furnished with high-end, contemporary office furniture. This is a turnkey opportunity for an owner-user or investor seeking a polished, ready-to-occupy office space.

## PROPERTY FEATURES:

- Ample Parking
- Newly Renovated
- New LED Lighting
- 3 Private office suites with glass enclosures
- Private ½ bath & kitchenette
- Fully Furnished with high end furnishings

# DEMOGRAPHICS



## 2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	18,992	45,095	123,911
Households	9,246	21,137	52,842
Families	4,530	11,733	31,578
Avg HH Size	2.00	2.09	2.21
Median Age	44.0	46.6	45.4
Median HH Income	\$117,368	\$112,886	\$114,430
Avg HH Income	\$161,831	\$152,533	\$149,273

### BUSINESSES (10 MILE)



**2,665**

TOTAL BUSINESSES



**24,759**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$117,368**

MEDIAN HH INCOME



**\$78,568**

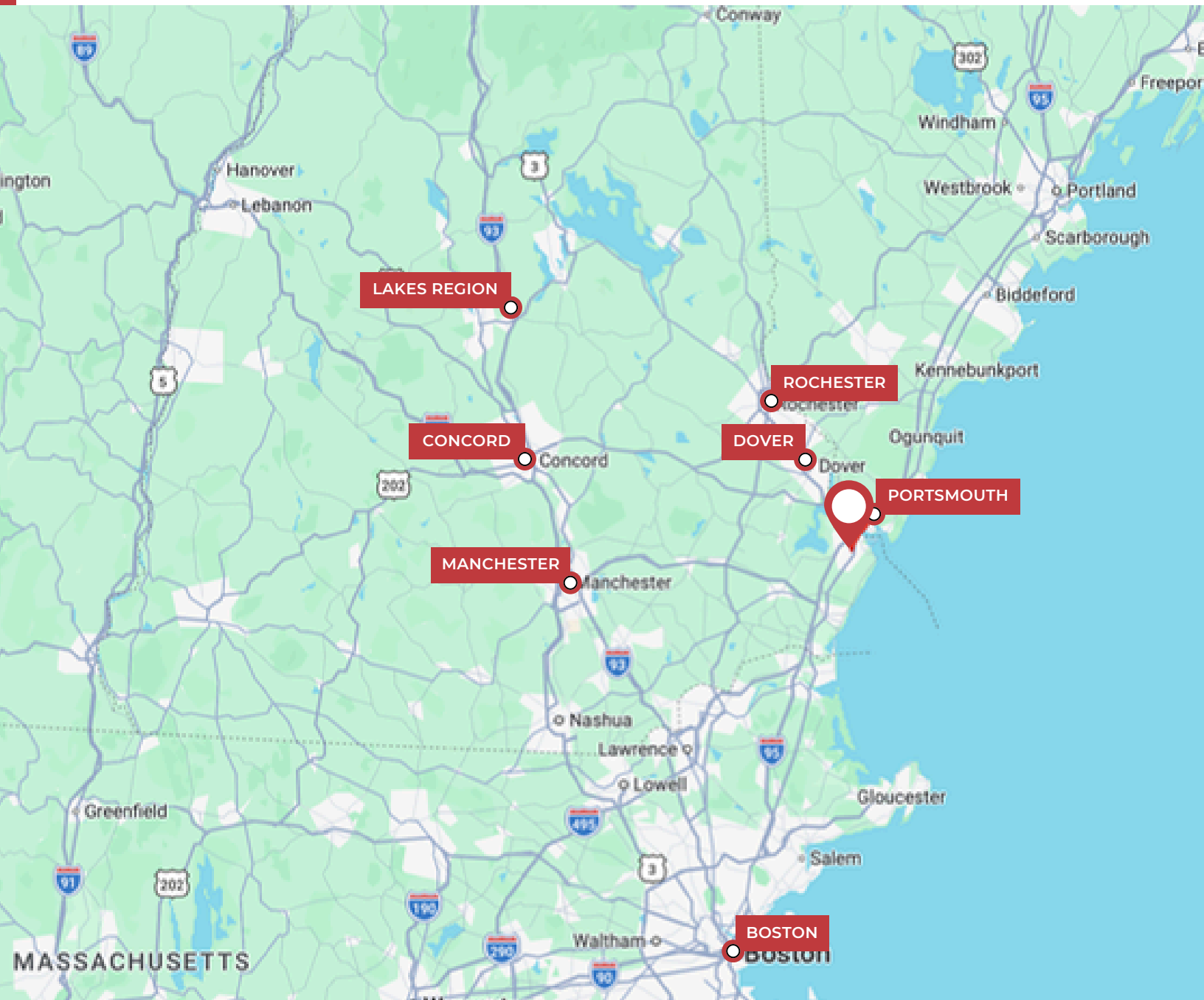
PER CAPITA INCOME



**\$316,756**

MEDIAN NET WORTH

# MAP LOCATOR



## DRIVE TIMES TO:

<b>Manchester, NH</b>	47 mins	<b>Lakes Region, NH</b>	1 hr 15 mins
<b>Concord, NH</b>	1 hr	<b>Dover, NH</b>	22 mins
<b>Boston, MA</b>	1 hr 4 mins	<b>Portsmouth, NH</b>	7 mins

# PHOTOS

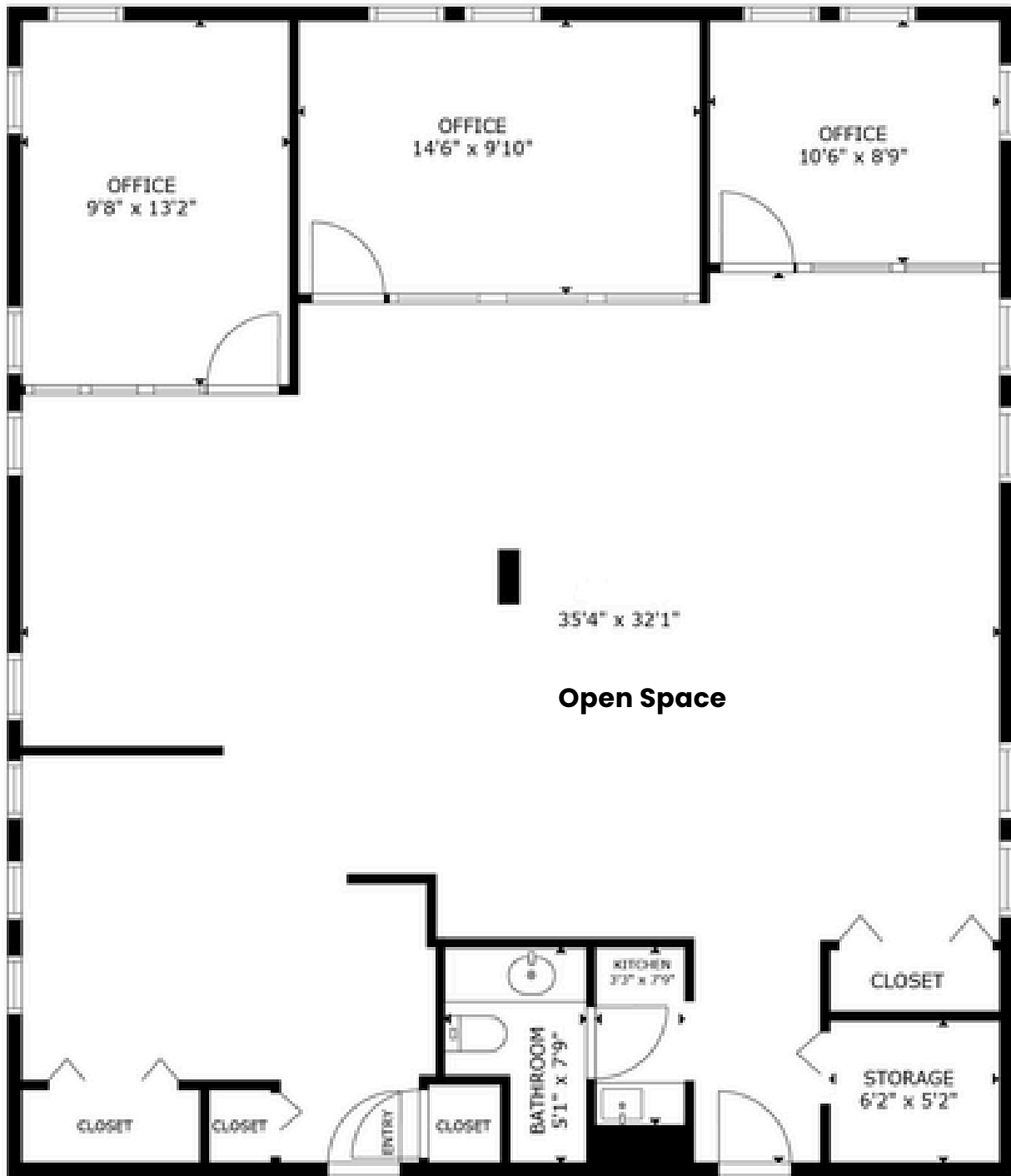


**TAKE A VIRTUAL TOUR!**

# PHOTOS



# FLOOR PLAN



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# TAX CARD

6 GREENLEAF WOODS DR #201

**Location** 6 GREENLEAF WOODS DR  
#201

**Mblu** 0243/ 0006/ O201/ /

**Acct#** 35632

**Owner** MARELLA REAL ESTATE  
HOLDINGS L

**PBN**

**Assessment** \$149,600

**Appraisal** \$149,600

**PID** 35632

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$149,600	\$0	\$149,600

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$149,600	\$0	\$149,600

## Owner of Record

**Owner** MARELLA REAL ESTATE HOLDINGS L  
**Co-Owner**  
**Address** 6 GREENLEAF WOODS DR #201  
PORTSMOUTH, NH 03801

**Sale Price** \$136,700  
**Certificate**  
**Book & Page** 3423/2163  
**Sale Date** 09/16/1999  
**Instrument** 0

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MARELLA REAL ESTATE HOLDINGS L	\$136,700		3423/2163	0	09/16/1999

## Building Information

### Building 1 : Section 1

**Year Built:** 1987

# TAX CARD, CONT.

**Living Area:** 1,418  
**Replacement Cost:** \$207,738  
**Building Percent Good:** 72  
**Replacement Cost**  
**Less Depreciation:** \$149,600

Building Attributes	
Field	Description
Style:	Condo Office
Model	Com Condo
Grade	C
Grade	C
Stories:	1
Stories:	
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Inlaid Sht Gds
Heat Fuel:	Gas
Heat Type:	Warm Air
AC Type:	Central
Ttl Bedrms:	00
Ttl Bathrms:	1 Full
Ttl Half Bths:	0
Xtra Fixtres	1
Total Rooms:	
Bath Style:	
Kitchen Style:	
WB Fireplaces	
WB Openings	
Mtl Fireplaces	
MTL Openings	
Kitchen Grd	
Cost/Design	
Class	

## Building Photo



([https://images.vgsi.com/photos2/PortsmouthNHPhotos/10044/35632\\_356](https://images.vgsi.com/photos2/PortsmouthNHPhotos/10044/35632_356))

## Building Layout

BAS  
(1,418 sq ft)

(ParcelSketch.ashx?pid=35632&bid=35632)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,418	1,418
		1,418	1,418

## Extra Features

Extra Features	Legend
No Data for Extra Features	

# TAX CARD, CONT.

## Land

### Land Use

**Use Code** 3401  
**Description** OFF CONDO MDL-06  
**Zone** G1  
**Neighborhood** 304  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0  
**Frontage**  
**Depth**  
**Assessed Value** \$0  
**Appraised Value** \$0

## Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$149,600	\$0	\$149,600
2024	\$149,600	\$0	\$149,600
2023	\$100,000	\$0	\$100,000

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$149,600	\$0	\$149,600
2024	\$149,600	\$0	\$149,600
2023	\$100,000	\$0	\$100,000

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# Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That Philip Rinaldi and Donna Rinaldi,  
husband and wife [Grantors]  
of 14 Riverdale Avenue in Dover Strafford County, New Hampshire

for consideration paid, grants to Marella Real Estate Holdings, LLC [Grantee]  
with a principal place of business at 6 Greenleaf Woods Avenue #202 in Portsmouth,  
Rockingham County, New Hampshire

with *warranty covenants*

A certain condominium unit in Greenleaf Woods Condominium located on Greenleaf Woods Drive, Portsmouth, Rockingham County, New Hampshire, said condominium having been established pursuant to N.H. RSA 356-B by a Declaration of Condominium dated March 11, 1988 and recorded in the Rockingham County Registry of Deeds at Book 2730, Page 1409.

The Unit conveyed hereby is more particularly described as follows: Unit No. 0-201 in Building <sup>ON PLANS</sup> ~~As~~ described in said Declaration, as amended, and as shown on the Site and Floor Plans entitled, "Condominium Site and Floor Plan of Greenleaf Woods Condominium", dated October 20, 1987, and recorded in the Rockingham County Registry of Deeds as Plan No. D-17717; together with the total 1.932% undivided interest in the Common Area appurtenant to said Unit, as defined and described in said Declaration, as said Declaration and said undivided interest may be amended pursuant to its terms.

This conveyance is made subject to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and Bylaws;
2. The provisions of N.H. RSA 356:B;
3. All rights of way, easements, covenants, conditions and restrictions of record; and,
4. Unpaid real estate taxes for the current tax year.

Meaning and intending to convey the same premises conveyed to Philip Rinaldi and Donna Rinaldi by Warranty Deed of Greenleaf Investment Group dated May 17, 1988 and recorded in the Rockingham County Registry of Deeds in Book 2740, Page 0809 & 0810.

Signed this 16 day of September 1999

H. Seytisch  
Witness  
H. Seytisch  
Witness

Philip Rinaldi  
Philip Rinaldi  
Donna Rinaldi  
Donna Rinaldi

State of New Hampshire  
Rockingham ss.:

A.D. 1999

Personally appeared Philip Rinaldi and Donna Rinaldi known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, DAVID C. HAYES  
Justice of the Peace - Notary Public

STATE OF NEW HAMPSHIRE  
DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX  
2 THOUSAND XX HUNDRED AND 51 DOLLARS  
091699 395297 \$2051.00  
VOID IF ALTERED

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

0066462

SEP 16 12 21 PM '99

# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**KATIE FLEISHER**

**ADVISOR**

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katie@nainorwoodgroup.com

**ANDREW FLEISHER, CCIM**

**SENIOR ADVISOR**

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