

25 MAPLEWOOD AVE

OFFICE CONDO FOR SALE | PORTSMOUTH, NH





CONDO OVERVIEW

SPACE

Entire 2nd Floor (Suite 201) – Commercial Condo

TOTAL AREA

8,712 SF

YEAR BUILT

2020

PARKING

Seven (7) Deeded Garage Parking Spaces

CURRENT CONDITIONS

Fully Furnished, Plug n' Play Office Space

CONDO FEES

\$4.37/SF (CY 2025)

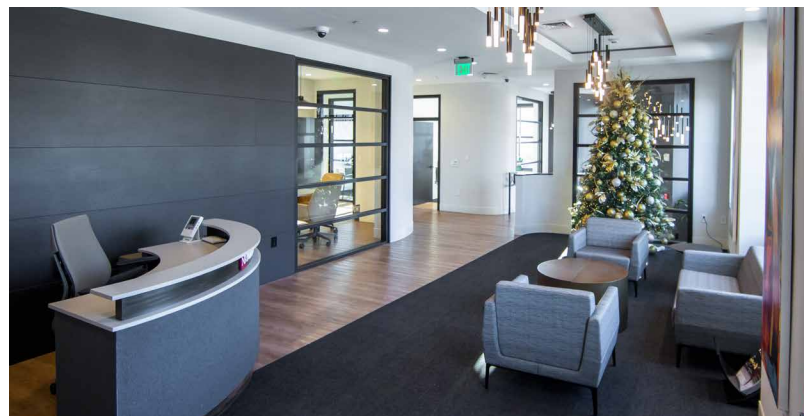
REAL ESTATE TAXES

\$4.73/SF (FY 2025/2026)

Bow Street LLC, in conjunction with Boston Realty Advisors, is pleased to present for sale Suite 201 at 25 Maplewood Avenue in Portsmouth, New Hampshire – a rare opportunity to acquire a premier office condominium in the heart of Downtown Portsmouth.

THE BUILDING

25 Maplewood Avenue is a new construction, mixed-use commercial and residential condominium development completed in 2020. Ideally situated in Downtown Portsmouth, the property offers unparalleled access to the city's vibrant dining and retail scene, boutique shops, and the iconic Portsmouth waterfront. The building features secured underground garage parking and directly abuts the City-owned Worth Lot, providing convenient access to additional public parking for employees and visitors alike.





THE SUITE

Suite 201 is a full-floor condominium unit featuring a high-end professional office build-out completed in 2020. The suite includes seven (7) deeded, secured underground parking spaces within the building garage – an exceptional amenity in Downtown Portsmouth. A dedicated private entrance from Maplewood Avenue provides prominent street visibility and a distinguished, professional presence.

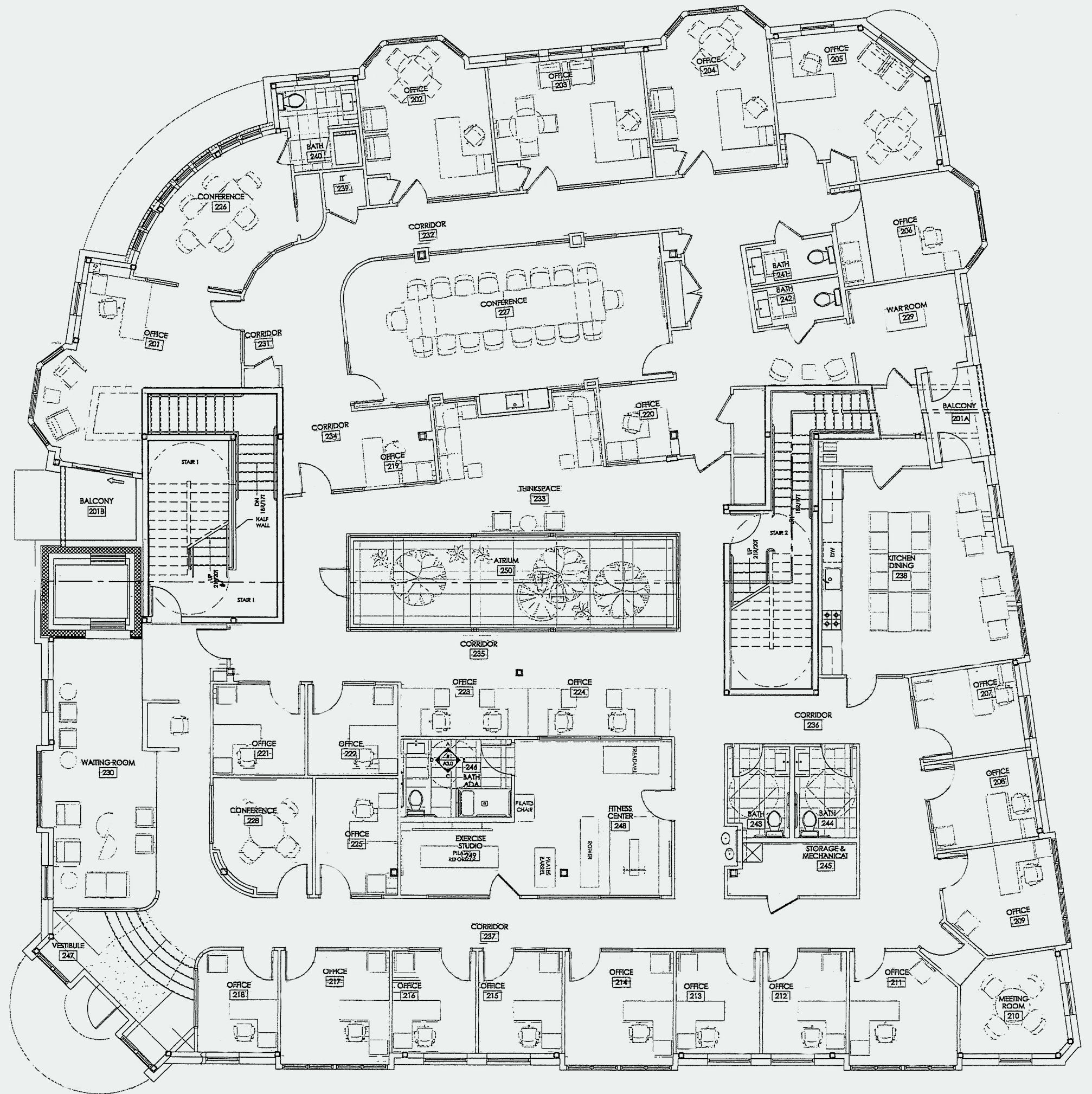
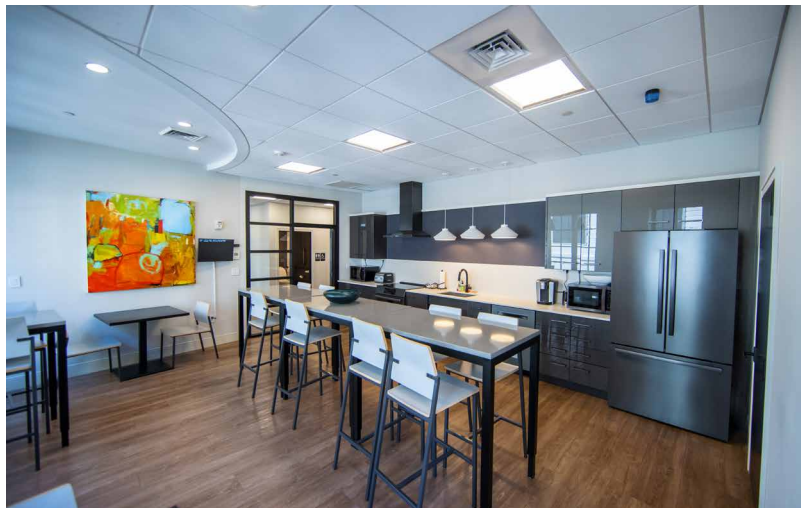
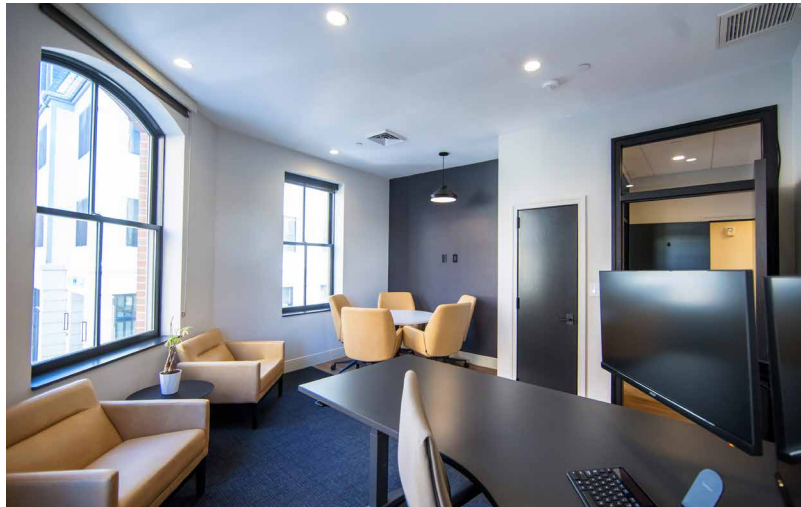
The space is available fully furnished, offering a true plug-and-play opportunity for an owner-user or investor seeking an immediately operational, move-in-ready office.

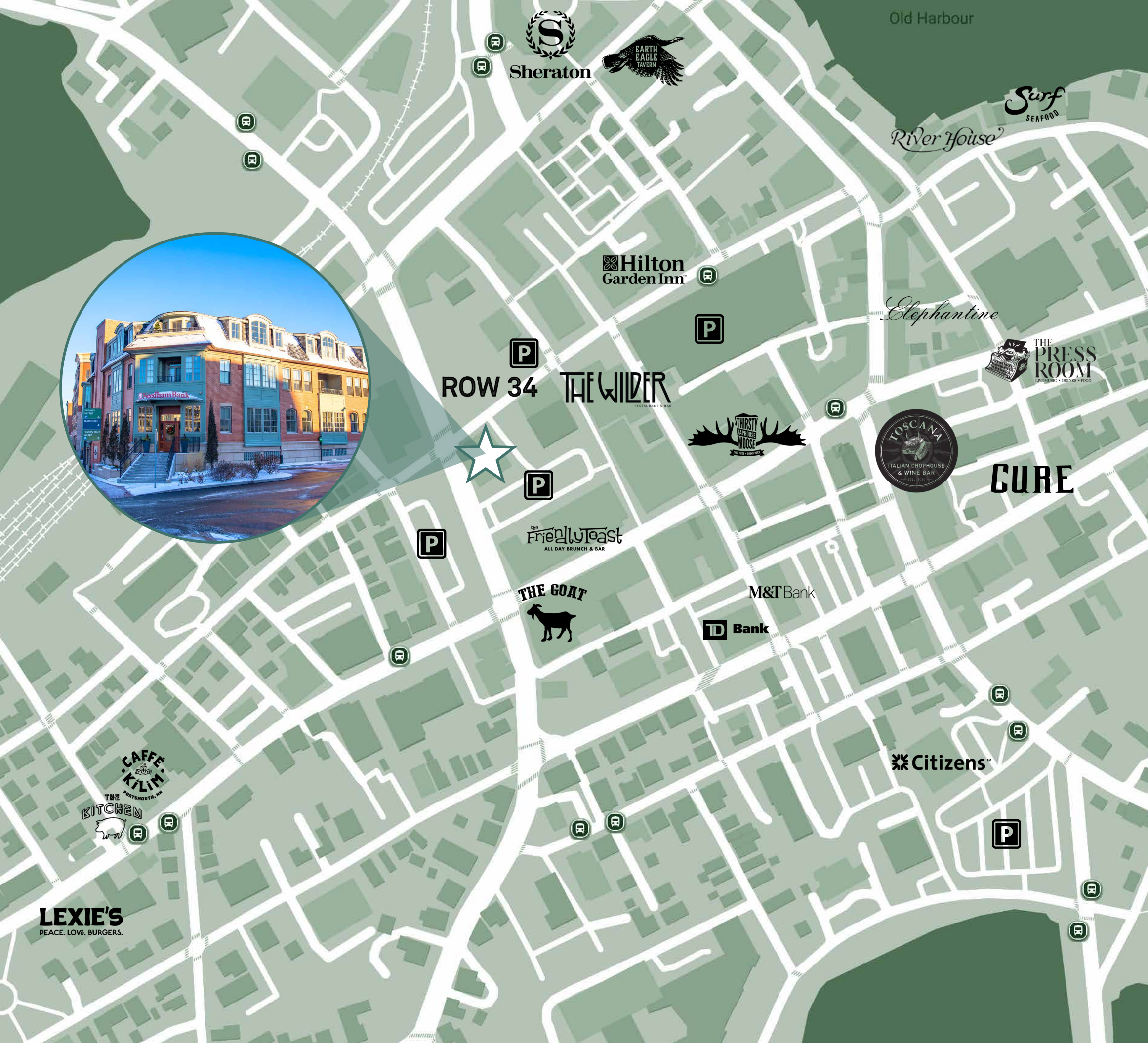
A Rare Downtown Portsmouth Offering

This is an uncommon opportunity to own a turn-key, full-floor office condominium in one of New England's most sought-after urban markets.

For more information, please visit:
www.bradvisors.com/25maplewood

FLOOR PLAN





25 MAPLEWOOD AVE

MARGARET O'BRIEN

Principal Broker, Bow Street LLC
603.427.0700
margaret@bowstcommercial.com

ROBERT F. LECLAIR

Managing Director & Partner
617.850.9614
rleclair@bradvisors.com

 Boston Realty Advisors

136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

 bow street
commercial brokerage