

175 Commerce Way | Portsmouth Office Park | Portsmouth, NH

Office for Lease

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Office/Flex Space Available for Lease

Now available for lease, this one-story flex/office space is perfect for all types of office users including medical/vet, physical therapy, as well as alternative uses such as daycare, light manufacturing, etc. Space has one loading dock. Current call center tenant can relocate to the front or back half of the building. Landlord is currently replacing all roof top HVAC units, completing a full-depth reclaim and paving of the entire parking lot, replacing and widening the walkways to five feet, as well as performing upgrades to the restrooms and café. Convenient location off I-95 and close to downtown Portsmouth.

For more information, please contact:

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

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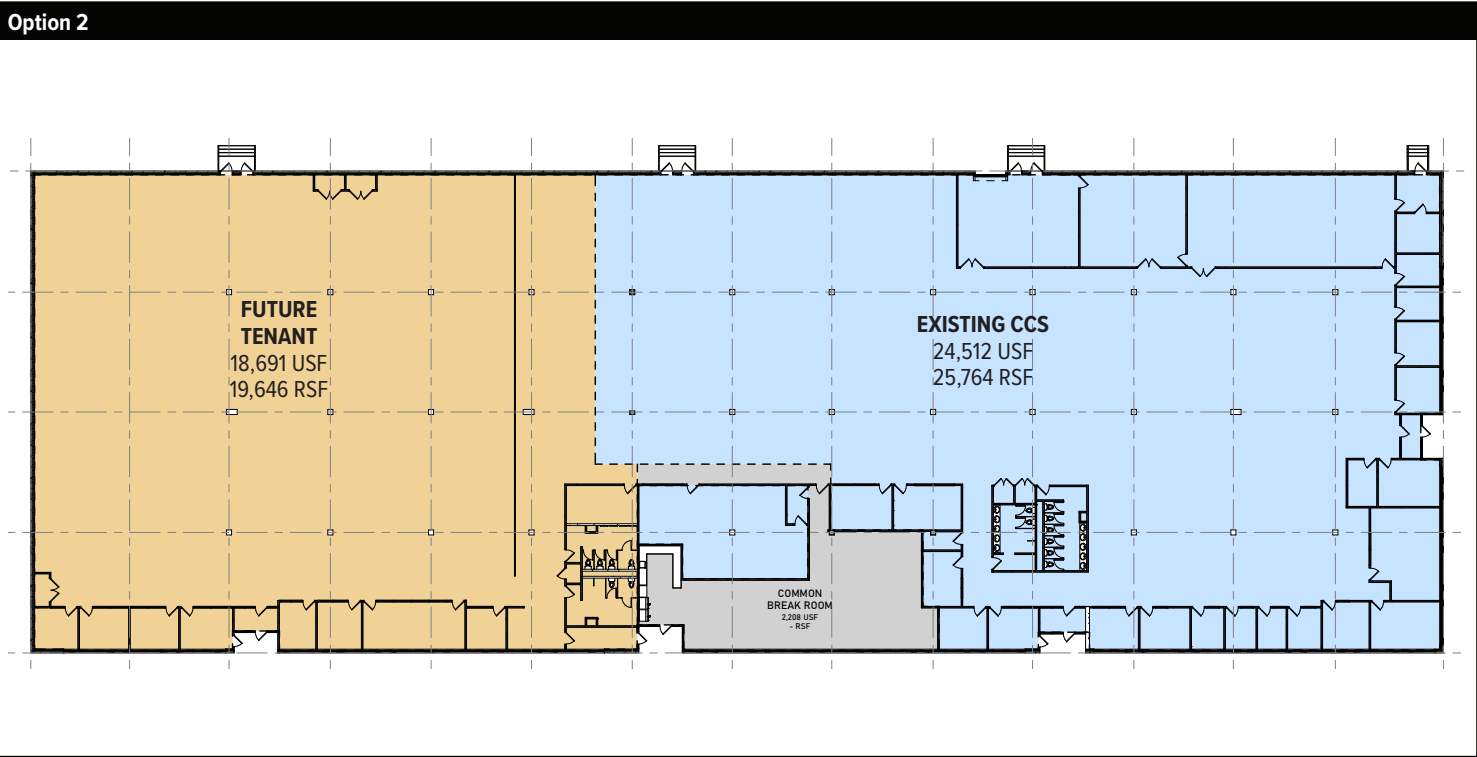
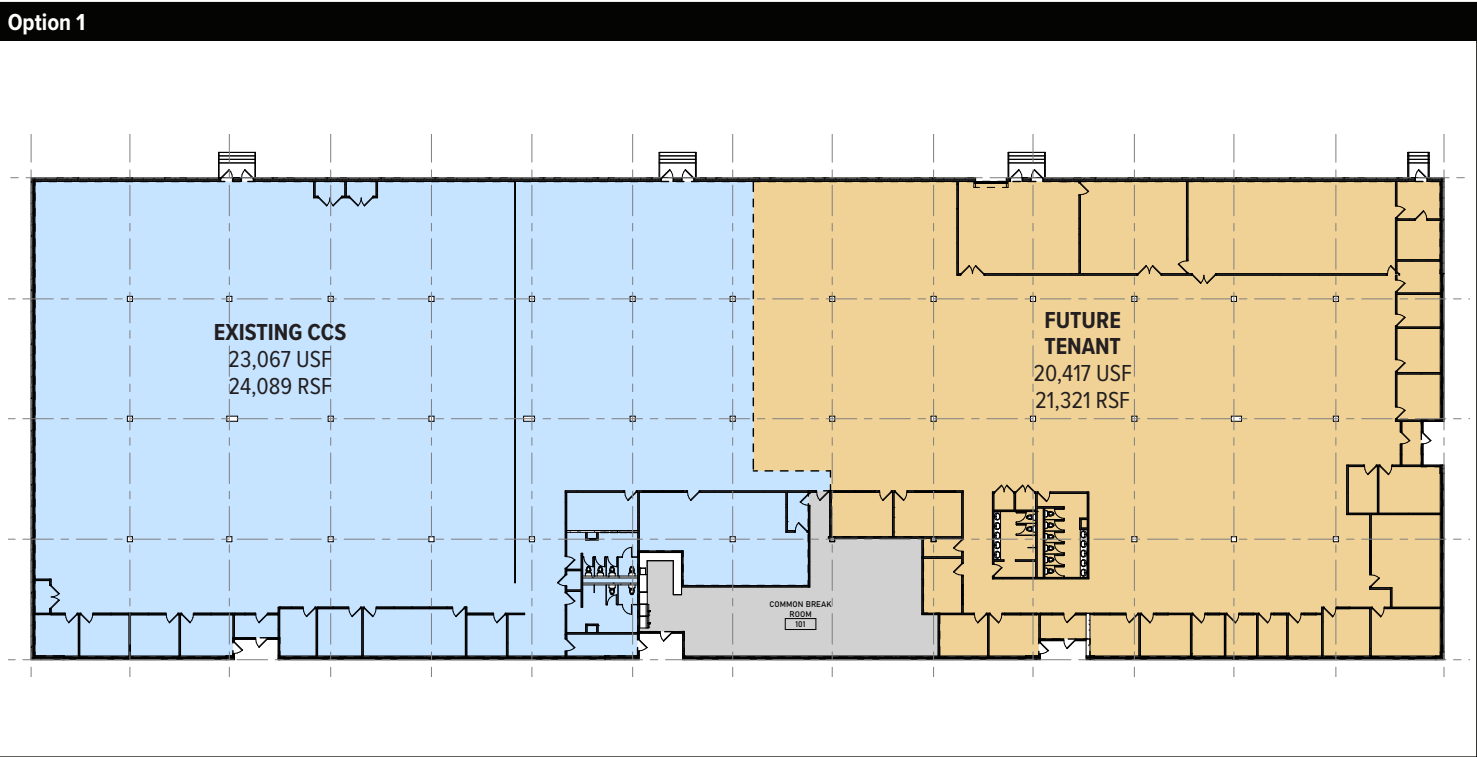
2026 Bow Street Commercial Brokerage | The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For further information call

Margaret O'Brien at 603.427.0700 or Cell 603.828.7245

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Property Specifications

Total Building Size:	45,410± SF
Available Space:	Option 1 – 21,321± RSF Option 2 – 19,646± RSF
Land:	4.07 Acres
Year Built:	1990
Water/Sewer:	Municipal water and sewer
Zoning:	Office Research
Data Lines:	T-1
Sprinkler:	Yes
HVAC:	New (2026) Roof top HVAC Natural Gas - FHA Heat
Parking:	Ample, free on-site parking
Availability:	Immediate
Asking Lease Rate:	\$15.00/SF NNN
NNN Expenses: (est. 2026)	\$5.00/SF CAM \$1.33/SF Taxes

