

BOW STREET

117 Bow Street, Portsmouth, NH 03801



OFFERING SUMMARY

AVAILABLE SF:	162 - 218 SF
LEASE RATE:	\$1,050.00 - 1,250.00 per month (Gross)
LOT SIZE:	0 Acres
BUILDING SIZE:	2,584
RENOVATED:	2010
ZONING:	CBD
MARKET:	Seacoast NH

PROPERTY OVERVIEW

Here's an excellent opportunity to be located in Portsmouth, NH. This high end office would be perfect for any business owner in the financial service industry, attorneys, accountants and similar professionals that demand a space that is a cut above the other properties on the market currently. With an interior that has fine woodwork and exposed brick exterior walls, this office will elevate your image. A population of over 21,000 within Portsmouth that is increasing at 1.2% annually, Portsmouth serves as the business hub for the Seacoast of NH. There is plenty of on-street parking for this location, but the space comes with two designated spots, that may be leased as well. With its short distance to Route 1, 16, Interstate 95, and a short walk across the bridge to Kittery, this well appointed space is an incredible opportunity.

PROPERTY HIGHLIGHTS

- Reception area, kitchenette, conference room, two (2) bathrooms and storage
- Eight separate individual offices - (COVID-19 friendly space)
- Heart of downtown Portsmouth
- Over 6,400 vehicles passing this location daily
- Building Class B with Class A finish
- Charm of the downtown brick facility inside and out
- Two (2) designated parking spots may be leased also

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Each Office Independently Owned and Operated kwclcg.com/

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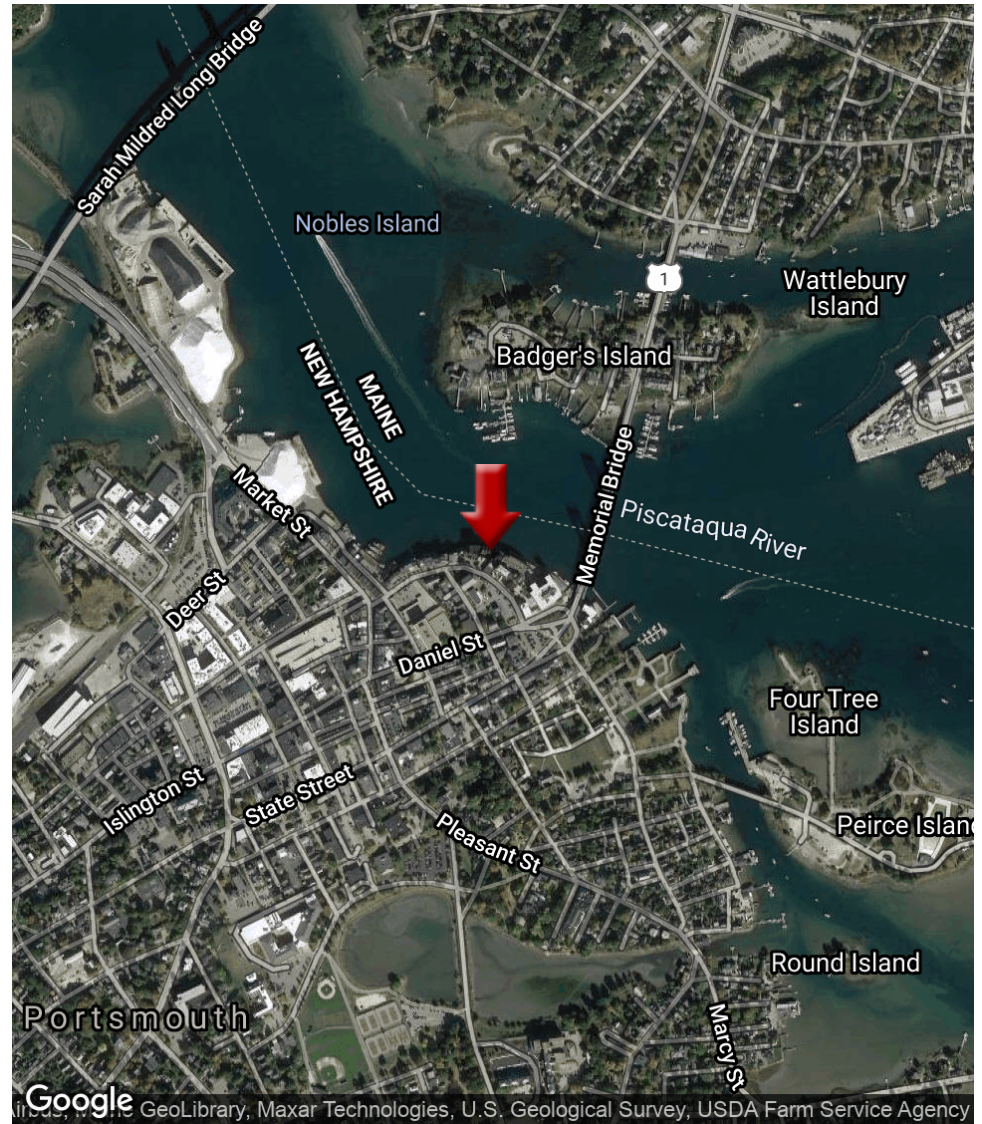
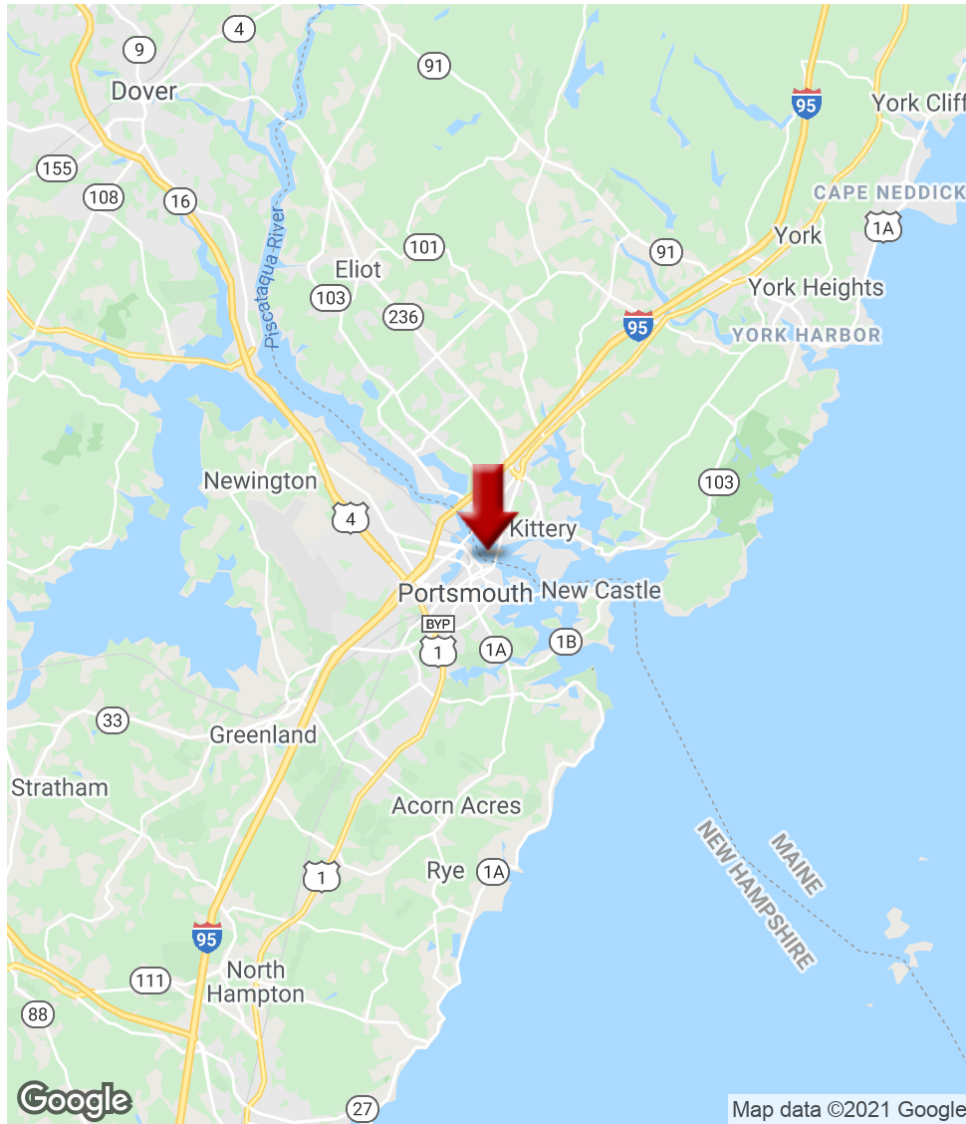


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LOCATION DESCRIPTION

Seated on the banks of the Piscataqua River, Portsmouth is a small city with a large history. The third oldest city in the nation, Portsmouth is picturesque New England at its finest. Historic buildings line the walkable streets of Market Square and iconic tugboats lead ships in and out of Portsmouth Harbor. A close-knit community and scenic landscape define the area.

In addition to its rich history, Portsmouth boasts a vibrant cultural scene. Strawberry Banke Museum, Portsmouth Athenaeum, the Music Hall, and the New Hampshire Film Festival all contribute to the unique experience Portsmouth offers. Known for having more restaurant seats than people, Portsmouth is home to an active farm-to-table scene and heavily-frequented farmers market. Water Country Water Park is in town and nearby beach access is at Odiorne Point State Park and Hampton Beach State Park. The White Mountains are less than a two-hour drive away as well.

Just an hour away from Boston, Portsmouth provides simple travels and commutes with access to I-95 and Portsmouth International Airport.



LOCATION DETAILS

Market	Seacoast NH
County	Rockingham
Cross Streets	Daniel Street

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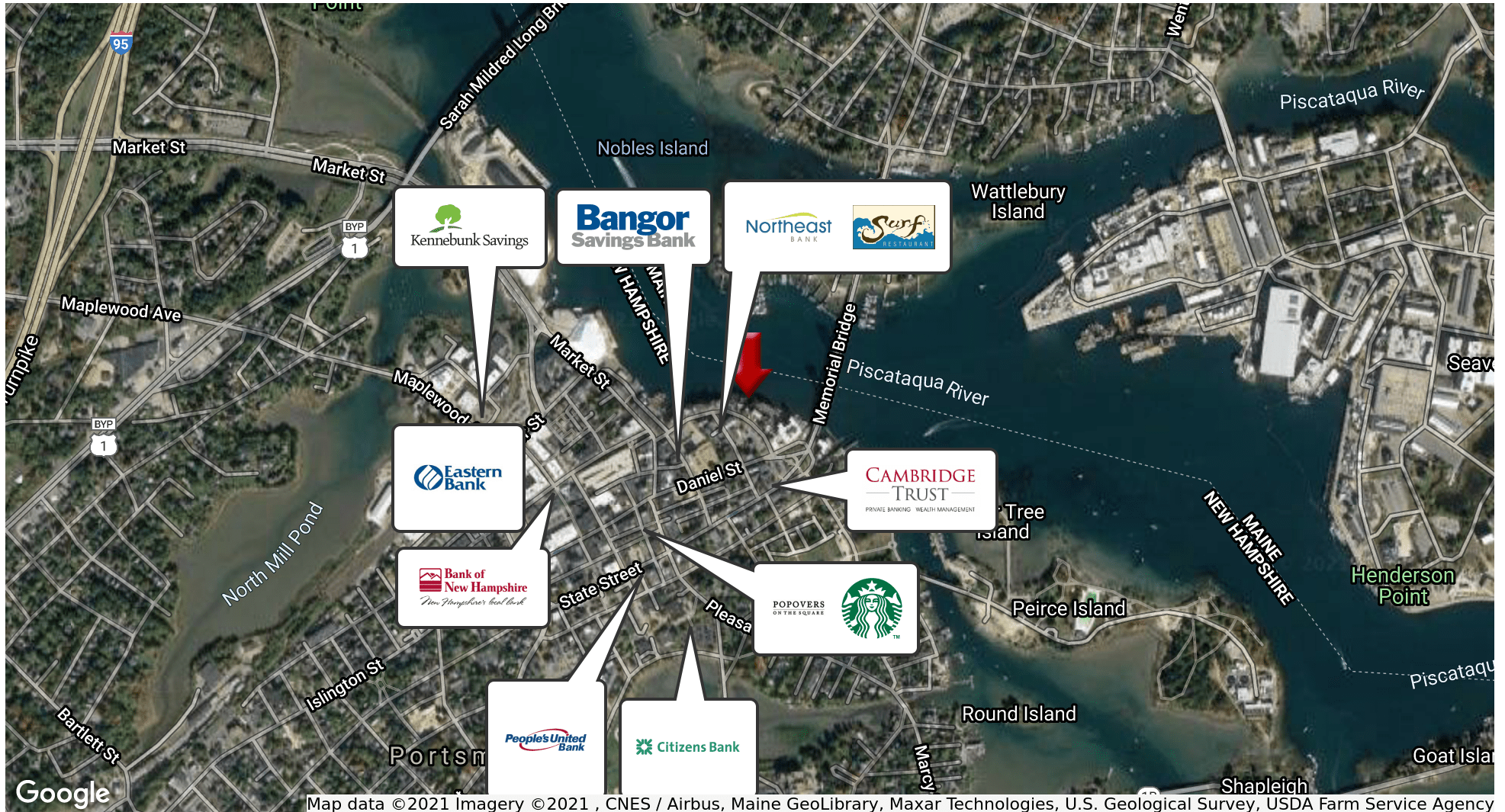
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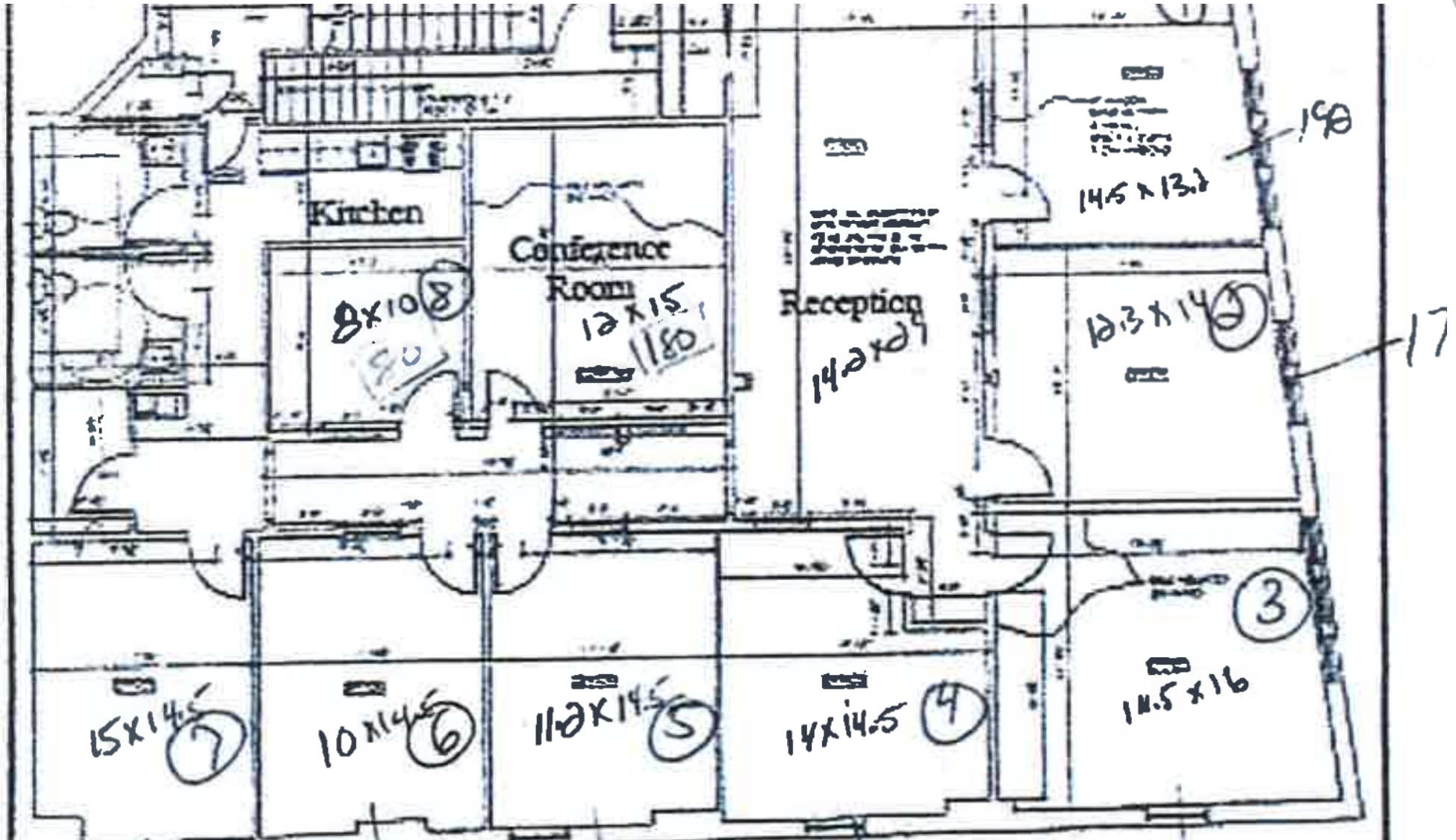
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Units 1-8	-	80 - 2,584 SF	NNN	\$30.00 SF/yr
Unit 3	-	232 SF	Gross	\$2,000 per month
Unit 4	-	203 SF	Gross	\$1,100 per month
Unit 5	Available	162 SF	Gross	\$1,100 per month
Unit 6	Available	162 SF	Gross	\$1,050 per month
Unit 7	Available	218 SF	Gross	\$1,250 per month

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DEMOGRAPHIC SUMMARY

117 Bow St, Portsmouth, New Hampshire, 03801 2



Drive time of 15 minutes

INCOME



\$84,885

Median Household Income



\$49,754

Per Capita Income



\$140,676

Median Net Worth

KEY FACTS

46,674

Population



21,231

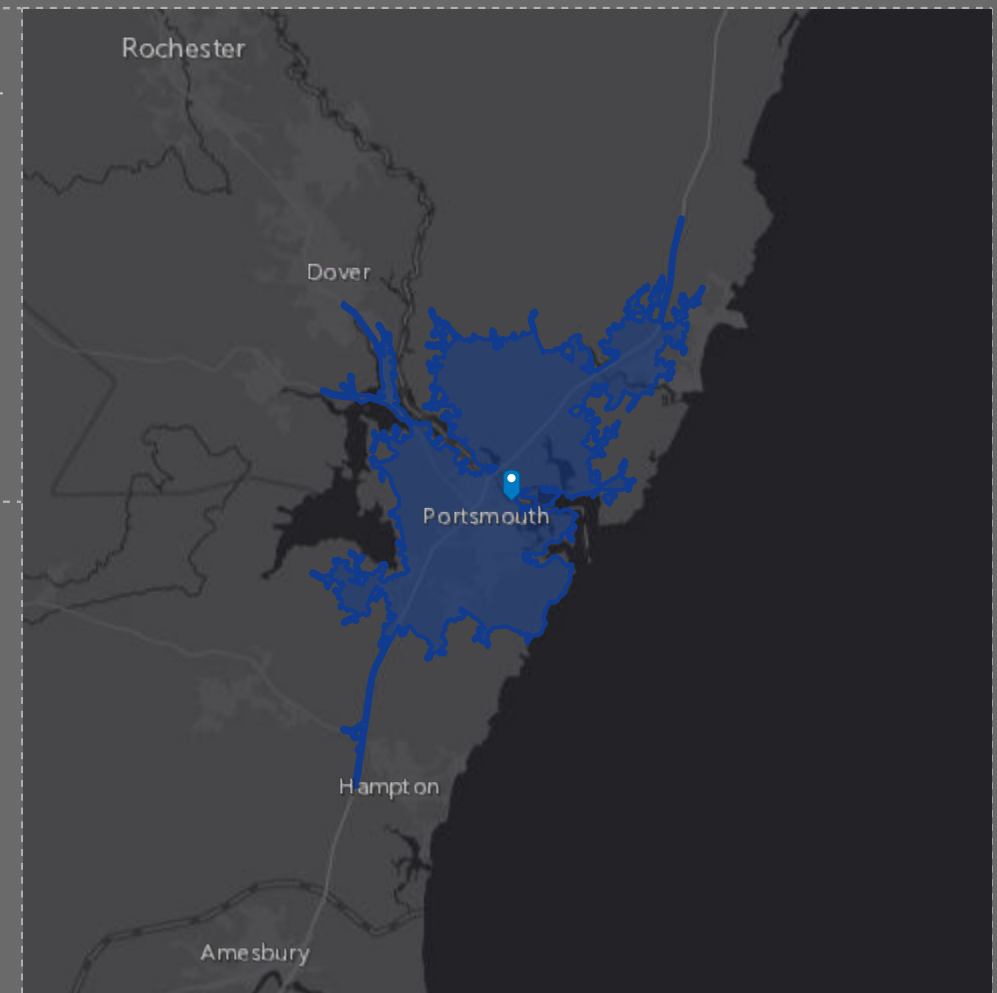
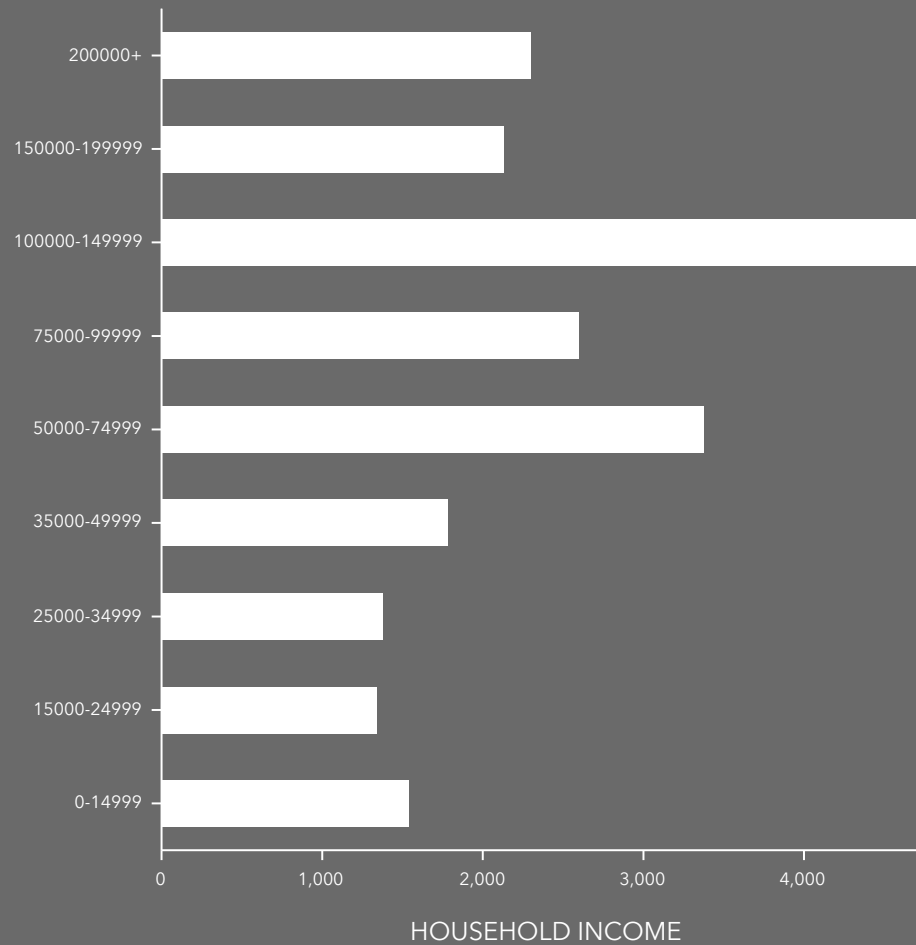
Households

44.9

Median Age

\$67,754

Median Disposable Income



EDUCATION

4%

No High School Diploma



18%

High School Graduate



26%

Some College



53%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



75%

White Collar



13%

Blue Collar



11%

Services

14.4%

Unemployment Rate