

**Conveniently Located Office/Retail Space with
Exposed Brick & Beam Available Near Downtown Portsmouth**



125 Brewery Lane—Portsmouth, New Hampshire

Property Highlights

- Excellent Visibility, Exposure & Accessibility
- Ideal for Office or Retail
- Just Minutes from Downtown Portsmouth
- Exposed Brick & Beam
- Attractive Suspended Track Lighting
- Ample On Site Parking
- Located near all area amenities
- Ample Ceiling Heights
- Bright & Sunny Space with Kitchenette
- Adjacent to Popular Plaza 800 Shopping Center Anchored by Shop N' Save

For more information,
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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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125

Brewery Lane is a large office/retail building with exposed brick and beam offering plenty of character with ample on site parking & located adjacent to the popular Plaza 800 anchored by Shop N' Save which was recently renovated. 125 Brewery Lane is conveniently located just a short distance from downtown Portsmouth. Numerous area amenities are situated within minutes with the area experiencing a recent revitalization. The highway is a short distance and the building enjoys easy accessibility, great visibility and ample on site parking. The space available is ideal for first floor office or retail space or is an intriguing location for a new restaurateur in an area of heavily population and ever expanding development. Second floor office space has several perimeter offices and open bullpen area. This offering is a unique opportunity to acquire charismatic space for any retail or office use in an area of high

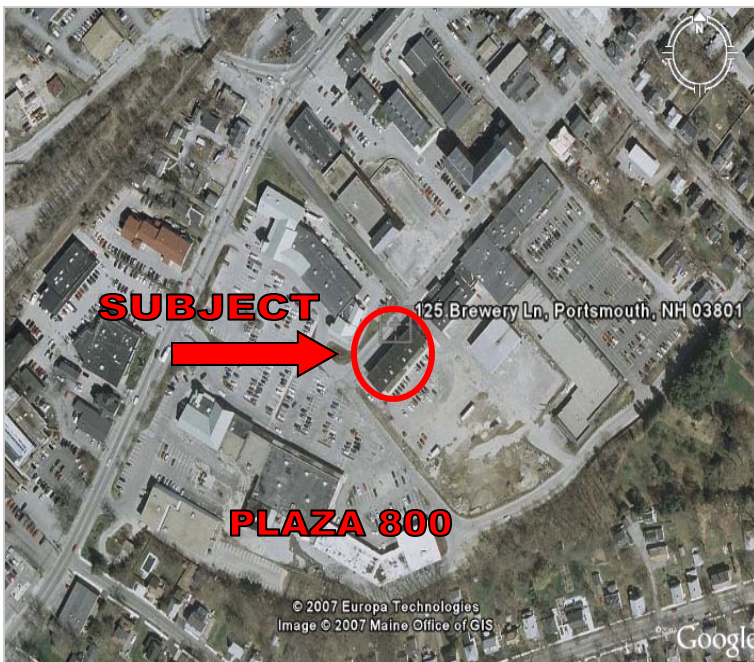
Property Details

Property Address:	125 Brewery Lane—Portsmouth, NH
Owner:	Saco Avenue Professional Building Inc.
Map/Lot:	Map 154, Lot 2
Building SF:	38,000+/- sf
Utilities:	Public water & sewer.
No. of Stories:	Two (2)
HVAC:	Gas fired propane HVAC system
Parking:	Ample on site parking
Signage:	Building façade & all entrance doors
Zoning:	B (Business). See listing broker for copy of full ordinance. Variety of retail and office uses.

Lease Details

Available Space:	Building B: 7,500+/- sf—2nd Floor—Entire 2nd Floor space can be divided—2,500/5,000
Lease Rate:	\$12.00-\$13.50/sf NNN—depending on buildout
CAM Charges:	Estimated at \$3.50/sf. See broker for details.
Lease Term:	3+ years preferred.
Layout:	7,500 sf Space: Large open areas, several perimeter offices, separate men's and women's restrooms, skylights, exposed brick & kitchenette. Space can be subdivided & include common multi-stall bathrooms & shared common hallway. Passenger elevator and stair access available.
Tenant Pays:	CAMs, separately metered utilities & janitorial
TI Allowance:	To be determined based on lease structure.

Aerial Photograph



Property Photographs—Building B

