

Conveniently Located Class A Unique Office Space with Exposed Brick & Beam Available Near Downtown Portsmouth



33 Jewell Court—Portsmouth, New Hampshire

Property Highlights

- Excellent Visibility, Exposure & Accessibility
- Ideal Class A Office Location
- 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

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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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Jewell Court is a large office building with exposed brick and beam offering plenty of character with ample on site parking and located adjacent to the popular and heavily visited Plaza 800 anchored by Shop N' Save which was recently renovated. 33 Jewell Court 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 6,000 sf on the second floor currently gutted and ready for fit out with numerous offices & conference rooms possible. Space includes kitchenette, ADA separate men's/women's bathrooms, ADA elevator & reception area. Ample natural light from numerous windows and wonderful high ceilings. This offering is a unique opportunity to acquire charismatic space for any office

Property Details

Property Address:	33 Jewell Court—Portsmouth, NH
Owner:	Cooper Malt LLC
Map/Lot:	Map 154, Lot 2
Building SF:	12,000+/- 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:	Second Floor: 6,000+/- sf
Lease Rate:	\$13.50/sf NNN
CAM Charges:	Estimated at \$3.50/sf.
Lease Term:	3+ years preferred.
Layout:	6,000 sf space is currently wide open with ample room for perimeter or interior offices or partitions, and includes reception area, ADA separate men's/women's bathrooms, ADA elevator and kitchenette. Ample parking provided. Space can be built out to Tenant's specs depending on lease structure and term. See broker for more details.
Tenant Pays:	Separately metered utilities & premises' janitorial as well as CAM fees. Telephone and cable are responsibility of Tenant.

Aerial Photograph



Property Photographs

