



For Lease

# High Visibility 2nd Floor Office

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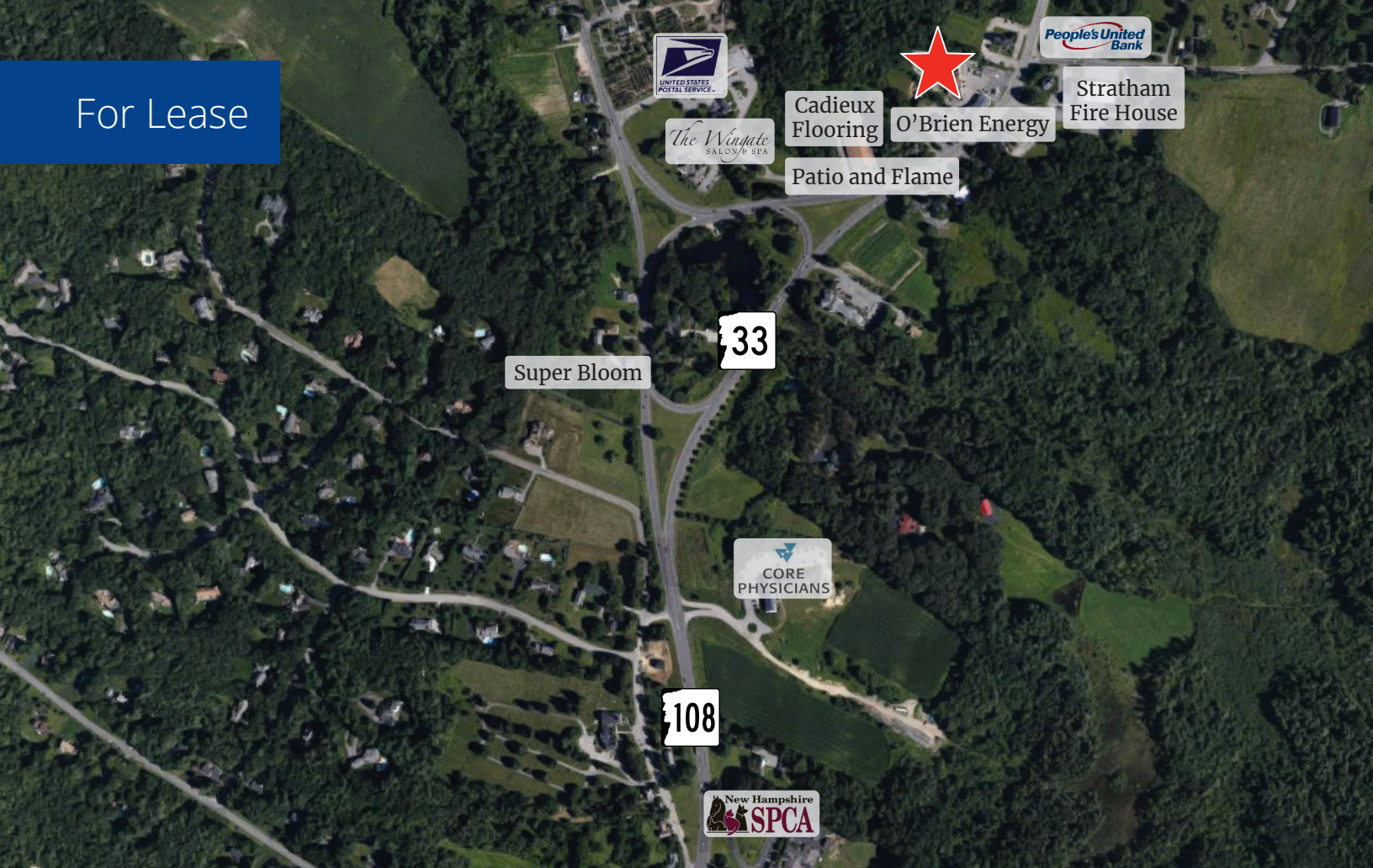
## 155 Portsmouth Avenue Stratham, NH

### Property Highlights

- One 2nd floor office suite, formerly occupied by a massage therapist, is available for lease in the town center of Stratham, NH
- Suite 201 is 3,000± SF and consists of an open reception area, 7 private offices/treatment rooms, a conference room, a small kitchenette, storage, and 2 bathrooms
- Ample on-site parking
- Well-suited for professionals such as massage, esthetics, or traditional office use
- Building tenants include Caring Companions, Easterseals, L.I.F.E. Chiropractic, Mochi Skin, PepeNero Pizzeria & Restaurant, and Stratham Village Market

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## Specifications

Address:	155 Portsmouth Avenue
Location:	Stratham, NH 03885
Building Type:	Office/retail
Year Built:	1970
Total Building SF:	9,192±
Available SF:	Suite 201: 3,000±
Utilities:	Private water & septic Electric heat
Zoning:	Town Center
Parking:	Ample
Accessibility:	Great visibility on the highly trafficked Route 33 with 13,154± AADT per NHDOT 2024
2024 Avg Utilities:	\$2.00 PSF
Lease Rate:	\$4,500/month + utilities
Availability:	10/1/2025



### Contact us:

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