



**SUBLEASE**

**Suite 200 1,290 SF or Suite 200A 2,500 SF**

**1 Cate Street, Suite 200  
Portsmouth, New Hampshire**

## PROPERTY HIGHLIGHTS

<b>AVAILABLE SF:</b>	<b>Suite 200 1,290 SF</b>
	<b>Suite 200A 2,500 SF</b>
<b>SUBLEASE EXP:</b>	<b>August 31, 2027</b>
<b>YEAR BUILT:</b>	<b>1900/1986</b>
<b>ZONING :</b>	<b>CD4-W</b>
<b>PARKING :</b>	<b>124 spaces available on-site</b>
<b>ELEVATOR :</b>	<b>1</b>
<b>UTILITIES:</b>	<b>Municipal water &amp; sewer; natural gas</b>

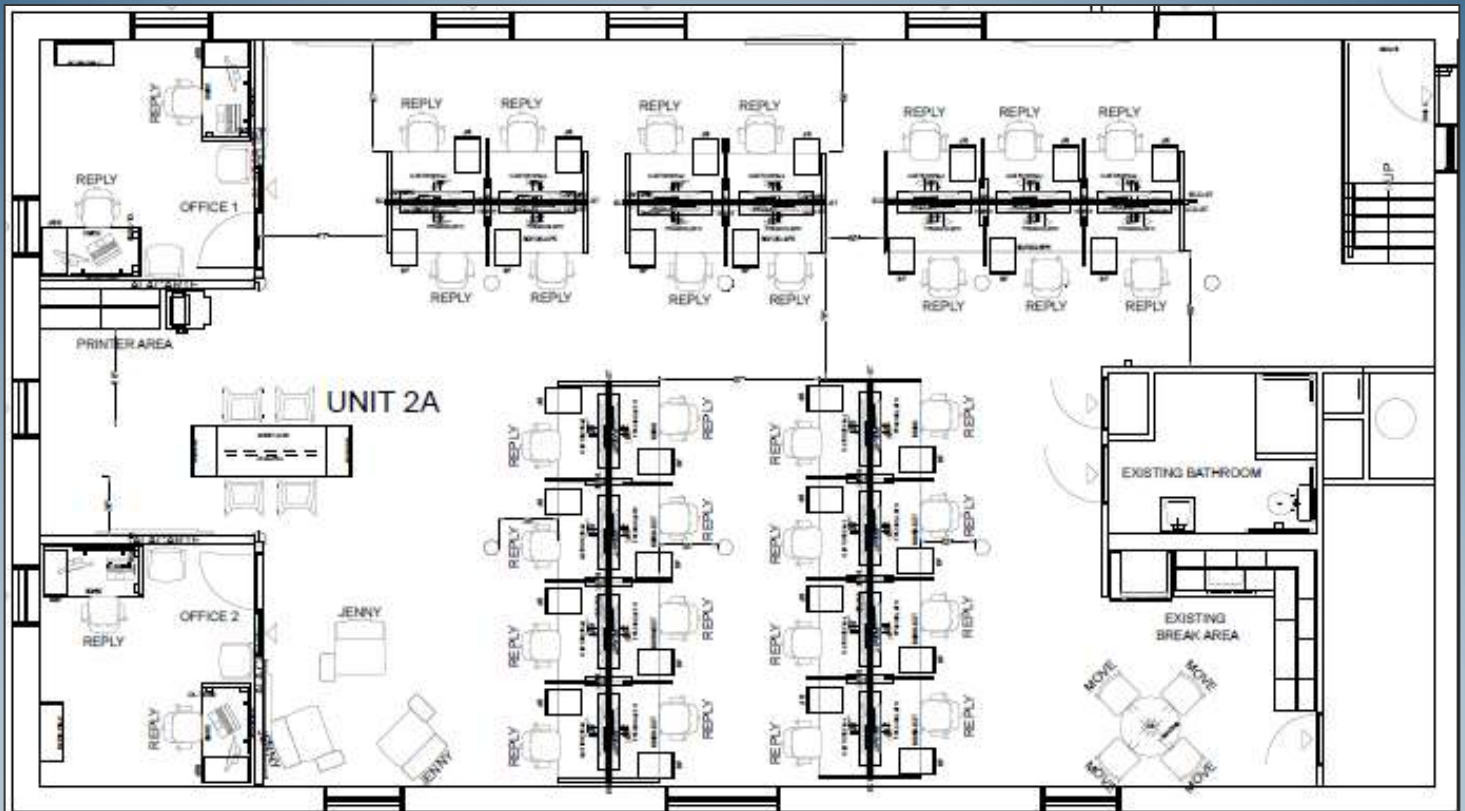
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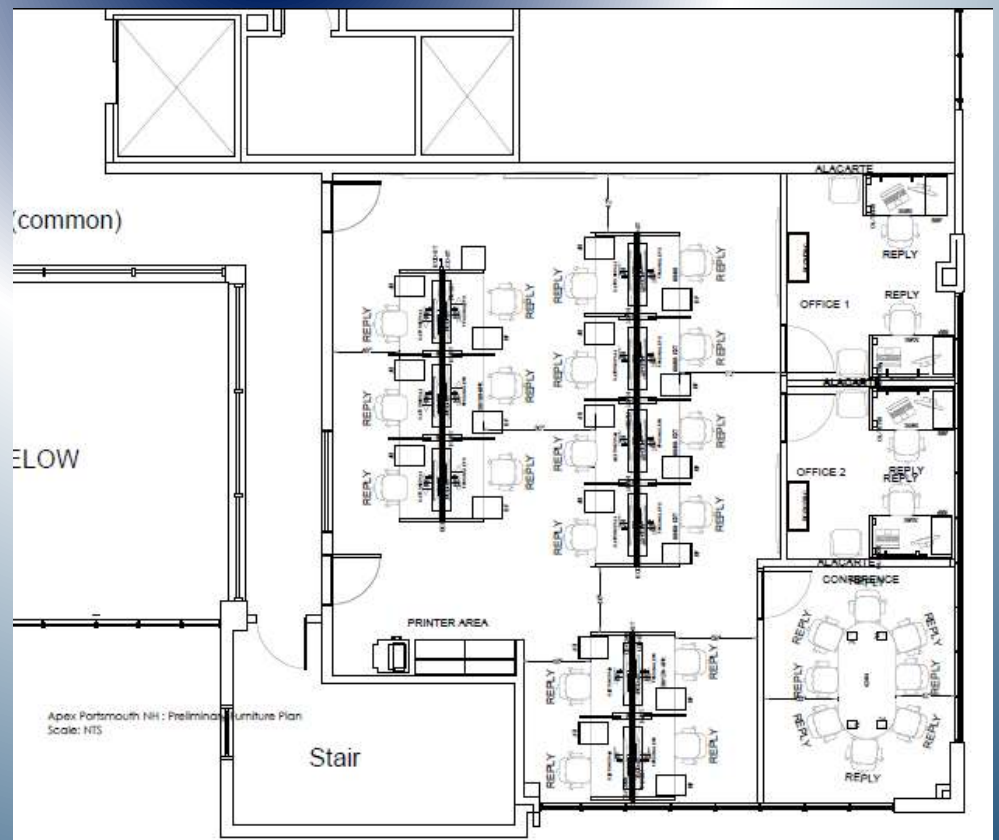
Portsmouth is one of the most recognized small cities and business epicenters in Northern New England. Portsmouth is consistently ranked one of the most desirable places to live nationwide and is home to a charming and historic downtown. The Portsmouth International Airport at Pease (PSM), and the C&J Bus Station with non-stop daily routes to Boston and New York. Downtown Portsmouth is thriving, walkable community with numerous businesses, retail shops, restaurants, and wonderful waterfront views of Portsmouth Harbor.



# FLOOR PLANS

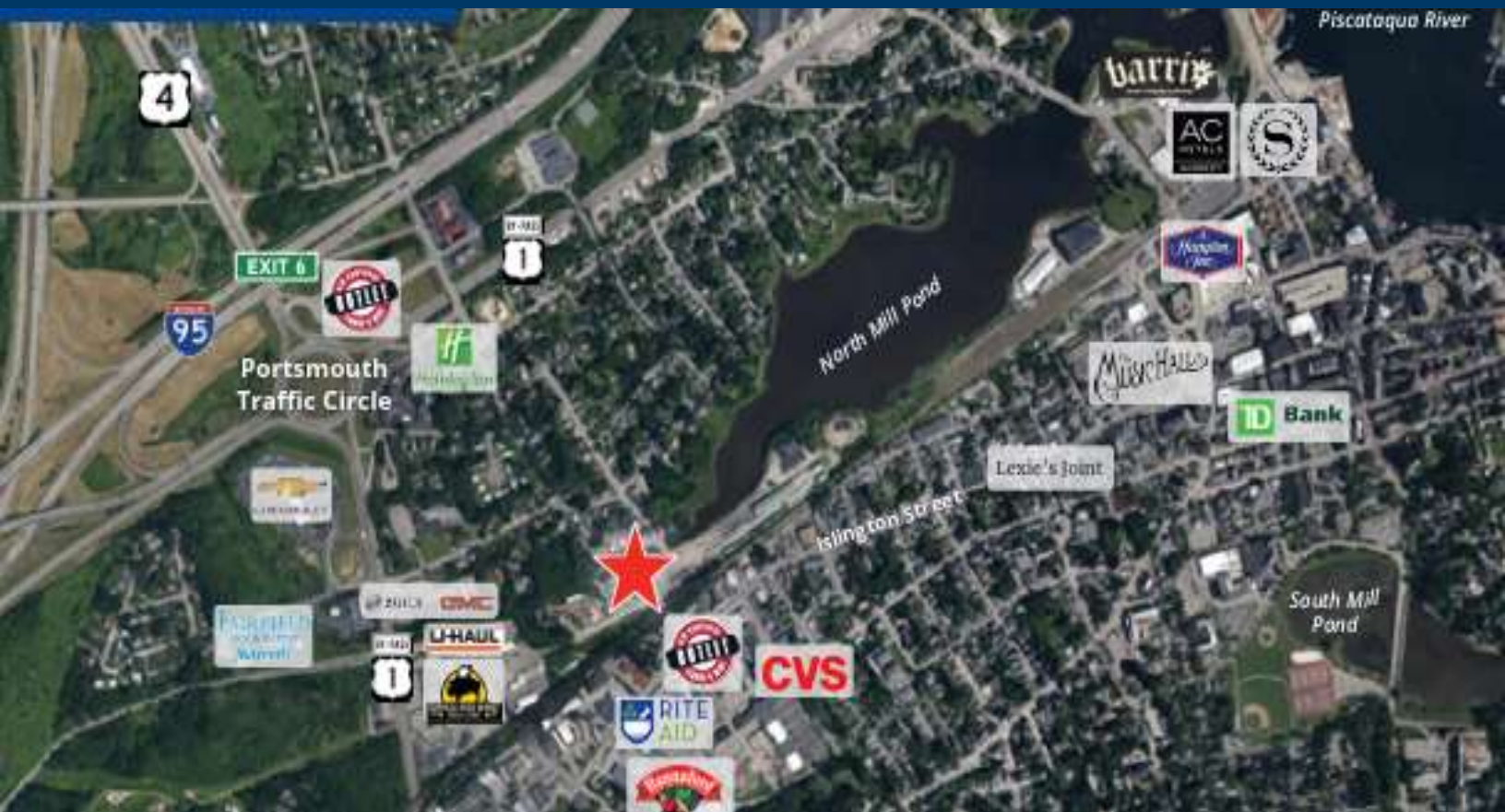


Suite 200 A  
2,500 SF



Suite 200  
1,290 SF

Floor plans not to scale



## Travel Times:

- 5 minutes to downtown
- 1 mile to I-95 and the Spaulding Turnpike

## Area Amenities

- Strawberry Banke Museum
- USS Albacore Museum
- Market Square
- Prescott Park & Prescott Park Arts Festival
- Portsmouth Harbor Lighthouse
- Beaches - more than a dozen noteworthy beaches
- The Music Hall

## Contact

Thomas Farrelly, SIOR  
Executive Managing Director  
+1 603 661 4854  
Thomas.Farrelly@cushwake.com

Denis C.J. Dancoes II  
Executive Director  
+1 603 661 3854  
Denis.dancoes@cushwake.com

Sue Ann Johnson  
Managing Director  
+1 603 490 6900  
Sueann.johnson@cushwake.com



900 Elm Street, Suite 1301 | Manchester, NH 03101 | +1 603 430 9000 | +1 603 628 2800