

145 MAPLEWOOD AVE / PORTSMOUTH 8,000 SF RETAIL OPPORTUNITY



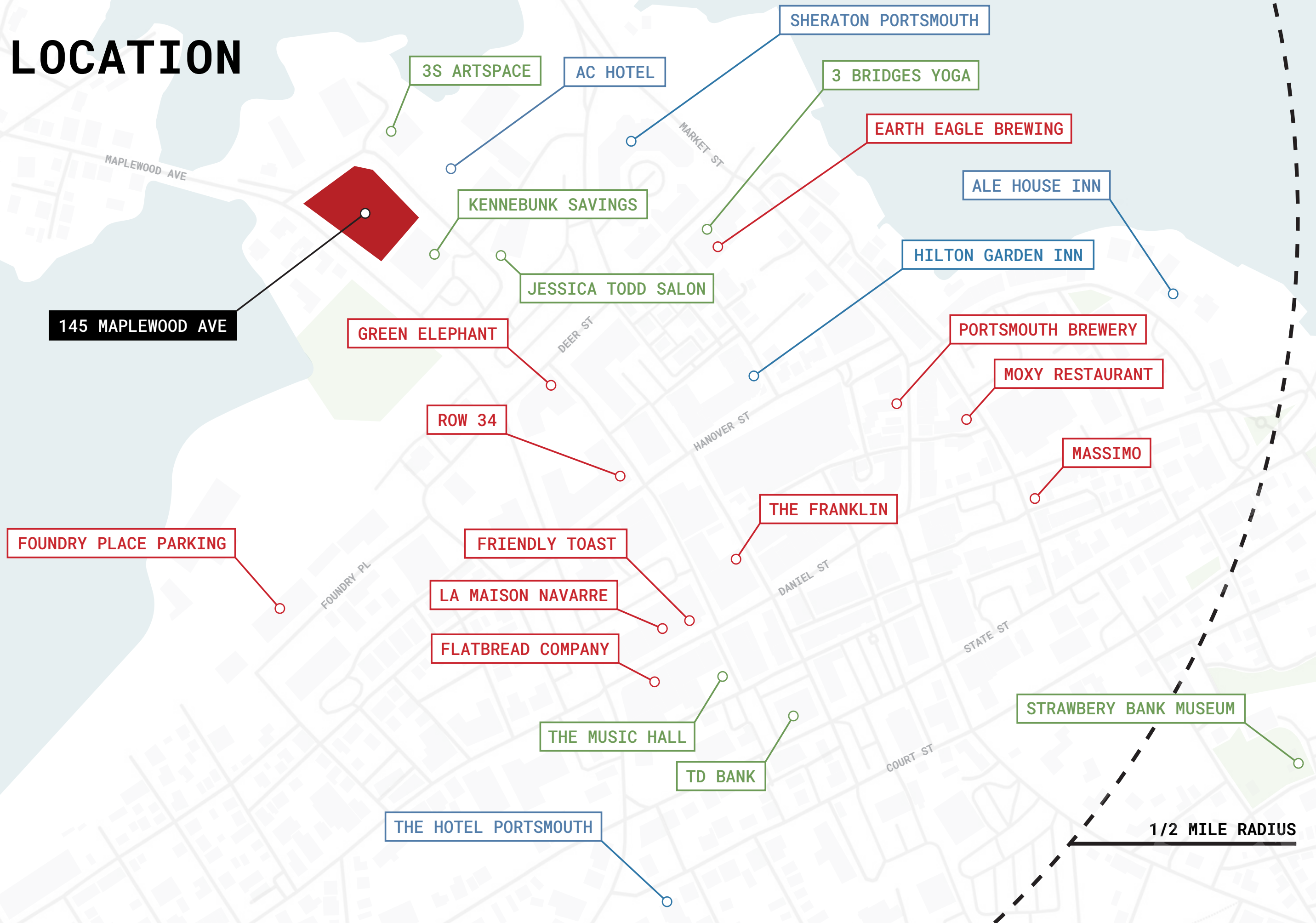
PROJECT ORIENTATION

145 Maplewood Avenue is Downtown Portsmouth's newest first-class, four-story, mixed-use office building. Slated for completion in early 2021, this property will offer first-floor office and retail space, three floors of beautiful office space and below grade parking.

Prominently situated on the corner of Maplewood Avenue, Raynes Avenue and Vaughan Street in downtown Portsmouth's historic North End, 145 Maplewood Avenue will feature water views from its beautiful floor to ceiling windows, roof and street level patios, surface and garage parking and quick access to Route 1 Bypass, I-95 and Route 4.



LOCATION



A LOOK AT THE NUMBERS

WITHIN A 1-MILE RADIUS



16,180

daytime population



5,393

number of households



\$77,546

median household income



7

hotels within
walking distances



7 Million

visitors per
year to seacoast



1

hour from Boston
and Portland

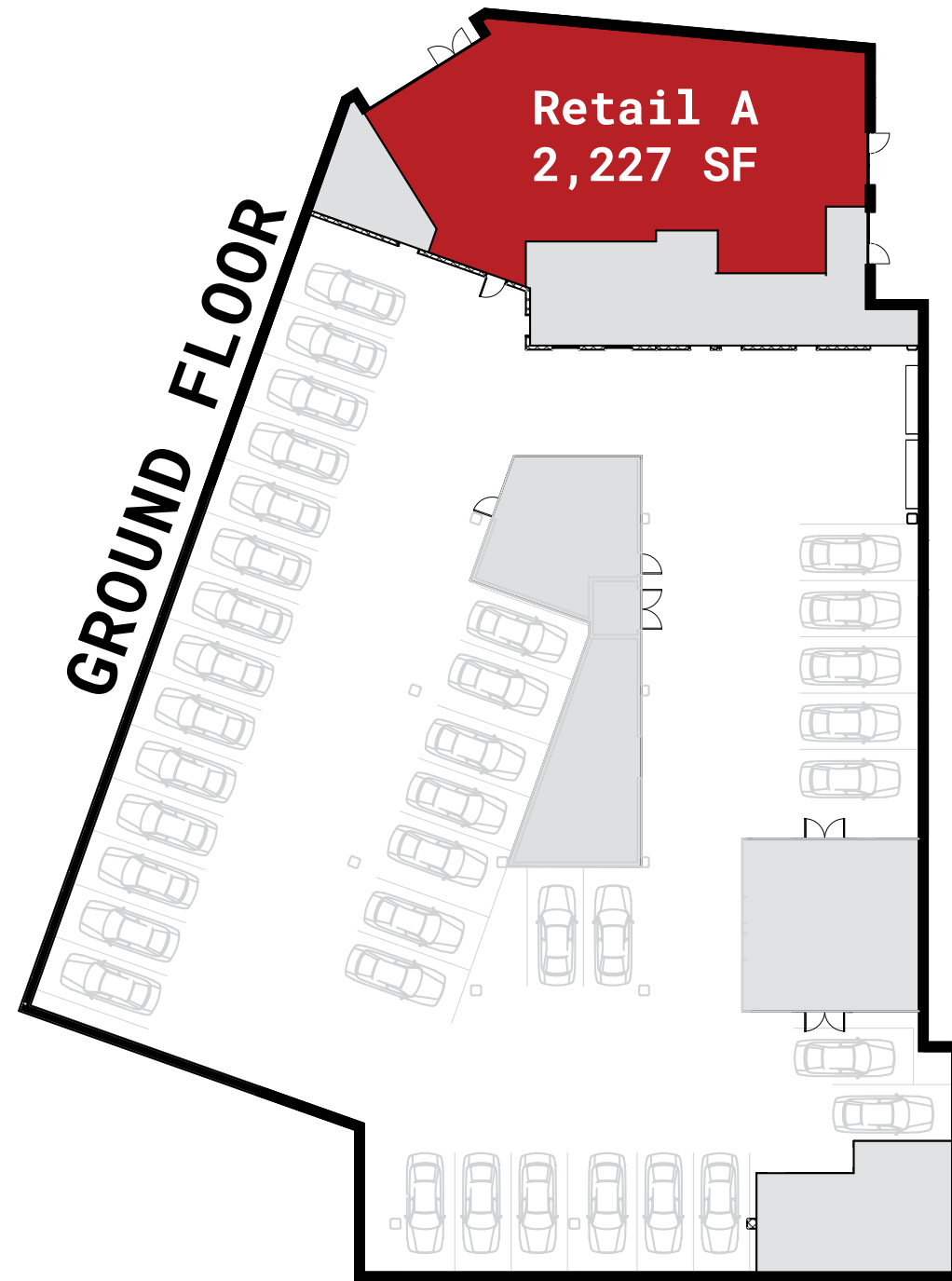


View from Maplewood Avenue

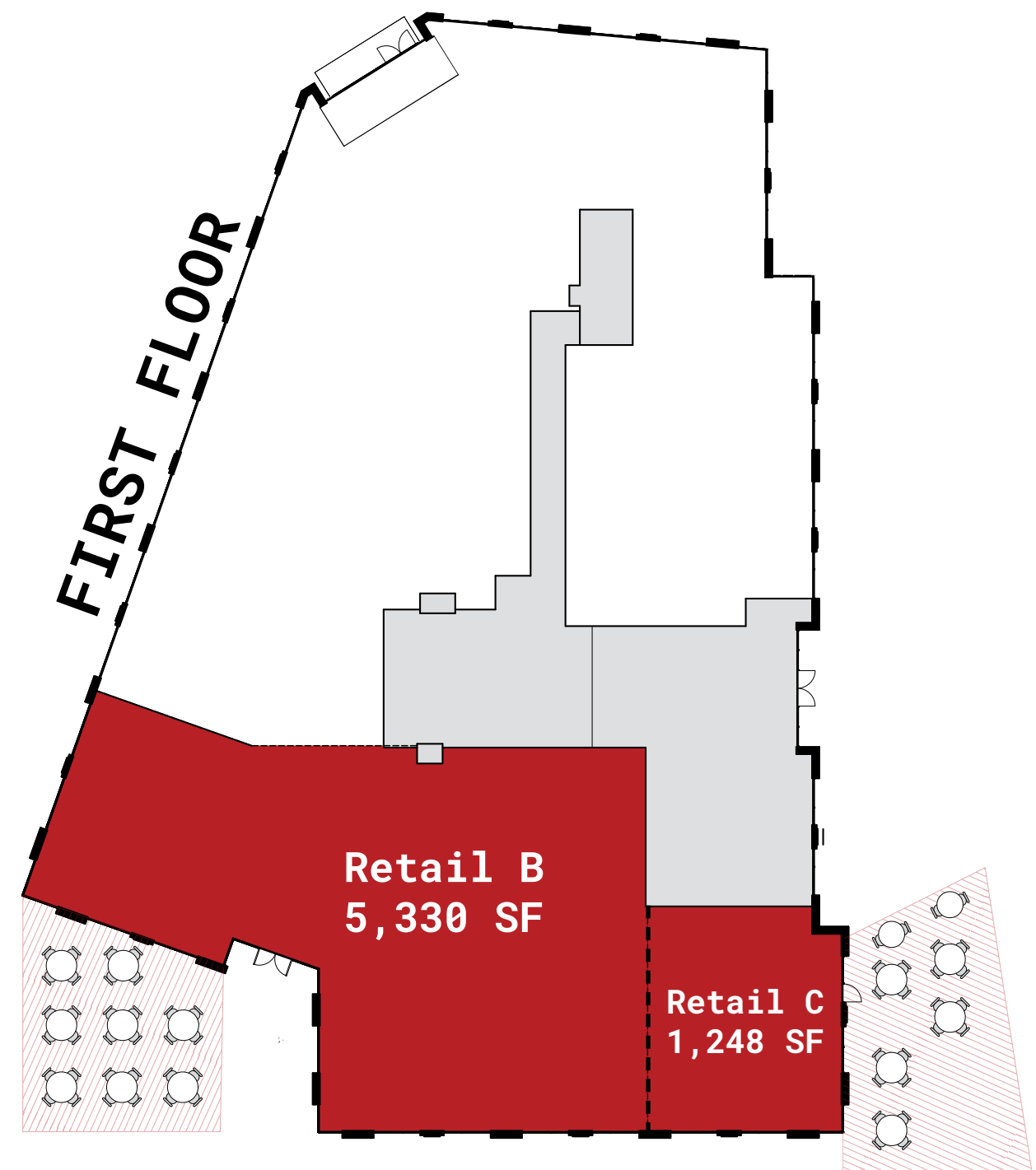




View from Vaughan Street

FLOOR PLANS



 **101' FRONTAGE**



 **240' FRONTAGE**  **OUTDOOR SEATING**



— LET'S TALK

Graffito is seeking a group of dynamic retail and restaurant operators to activate and energize the ground floor of downtown Portsmouth's newest office building.

**8,000 SF
AVAILABLE NOW**

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