

70 MAPLEWOOD AVE
PORTSMOUTH, NEW HAMPSHIRE

FOR SALE
 $\pm 2,400$ SF $\sim \pm 12,000$ SF

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



FIRST FLOOR COMMERCIAL CONDO

Building Size:
92,500 SF

Year Constructed:
2025

Available Space
Flexible Floor Plans from
 $\pm 2,400$ to $\pm 12,000$ SF

- Unit 101 - $\pm 2,323$ SF
- Unit 102 - $\pm 4,722$ SF
- Unit 103 - $\pm 5,367$ SF
- Unit 105 - $\pm 12,000$ SF
- Unit 106 - $\pm 9,000$ SF

Parking:

Up to 4 spaces in under-ground garage On-street (& Potential for Valet)
City Garage (Public): 400 feet away

Construction:

Masonry, Steel Frame

HVAC: Heat/AC PKGS/RTU's

Life Safety:

Fire Alarm, Sprinkler

Elevators:

- Passenger/Lift

Utilities:

Water & Sewer: Public

Electric:

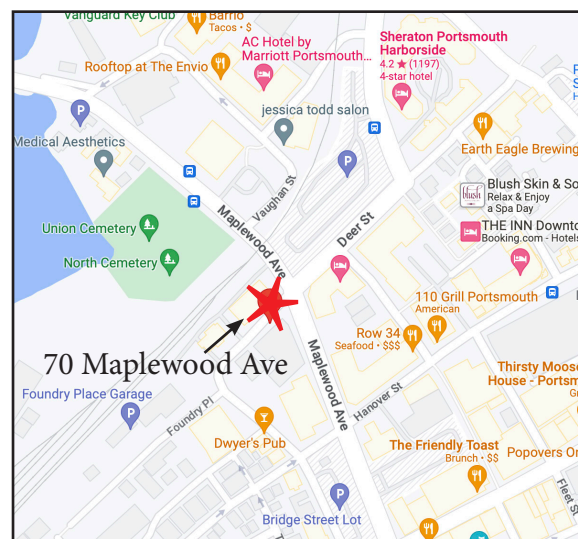
- 400 Amp
- 3 Phase
- 120/208

Zoning:

CD5

Potential Uses:

- Restaurant / bar / café
- Art Gallery
- Performance Facility
- Financial / Consumer Services
- Professional Offices
- Fish/specialty foods market
- Retail / Convenience Store



Highway Access:

- < 2.0 miles to I-95
- < 2.0 miles to US Hwy 1 BYP
- < 2.0 miles to Spaulding Trnpk

DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.851.5841

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PROPERTY DESCRIPTION

Nestled in the heart of downtown Portsmouth, this remarkable space is situated on the first floor of the highly anticipated 21 unit luxury residential condominium, set to break ground in September 2023. With a scheduled white box delivery in Q3 of 2024 and building completion in Q4 2024, this is a once-in-a-lifetime opportunity to own a piece of prime real estate in this thriving coastal town.

What sets this Commercial Condominium apart is its ideal suitability for a high-end restaurant. With Conceptual approvals in place for a restaurant(s) from $\pm 2,400$ SF up to $\pm 12,000$ SF that could potentially accommodate up to a ± 300 interior seat restaurant. Seasonal outdoor seating (with additional permits) opens up endless possibilities for creating an exceptional dining experience.

Perfectly positioned between five current and two future hotels, guaranteeing a steady flow of foot traffic and attracting visitors from near and far. This location boasts exceptional visibility and presence, making it the ultimate destination for locals and tourists alike.

Owners and staff can enjoy the convenience of four underground parking spaces, ensuring smooth and easy access to the establishment. Additionally, there are ten on-street parking spaces, with the added bonus of twelve adjacent property spaces available for valet parking after 5 pm on weekdays and throughout the weekends. For guests arriving by car, a 600-space public parking garage is just 400 feet away, further enhancing the accessibility of your restaurant.

Environmental consciousness meets culinary excellence with the incorporation of high-efficiency electric convection and induction commercial kitchen equipment and appliances, setting your restaurant apart as a sustainable and innovative choice.

The current design concept of this Commercial Condominium is just the beginning - our team is ready to work with you to bring your vision to life, allowing for complete customization to create a dining space that represents your unique style and brand.

Seize this exceptional opportunity to be part of Portsmouth's culinary legacy. This is the last large restaurant opportunity in downtown, and it won't be available for long. Don't miss your chance to make a lasting impression on the vibrant culinary scene of Portsmouth, NH. Contact us now to secure your future in the heart of this thriving coastal town.

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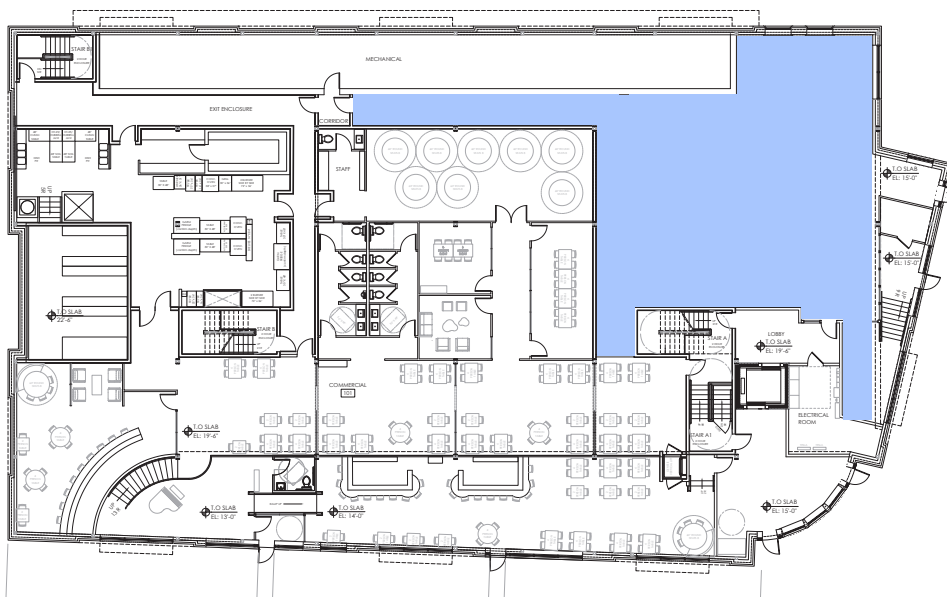
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An equity interest in the property is held by a licensed NH real estate broker.

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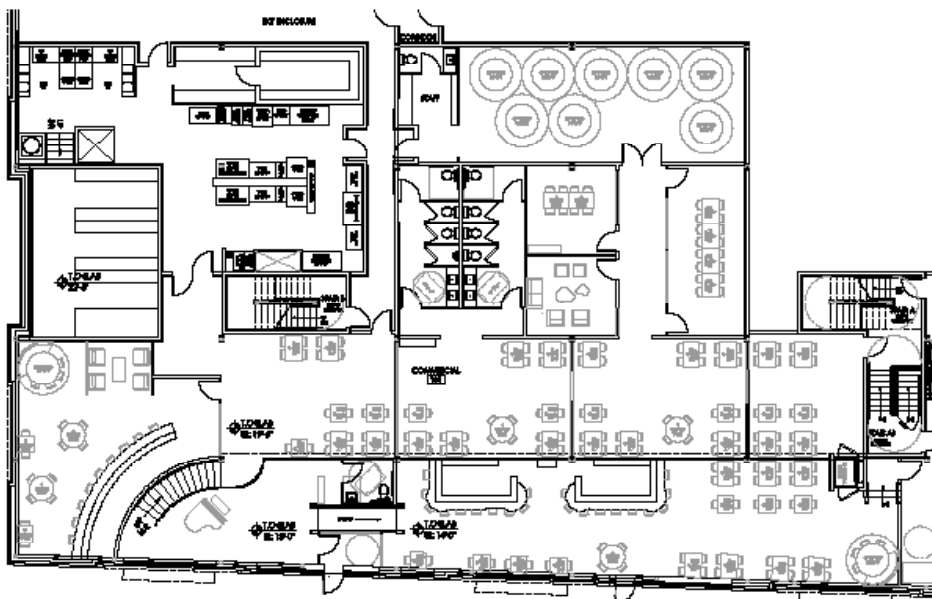
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FIRST FLOOR CONCEPTUAL PLAN 1.0



FIRST FLOOR CONCEPTUAL PLAN 1.1



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CONCEPT PERSPECTIVE 1



CONCEPT PERSPECTIVE 2



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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

***Right Now,
You Are a
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Deane W. Navaroli # 066050

William & Reeves LLC # 066051

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.