



For Lease

Professional Office Space

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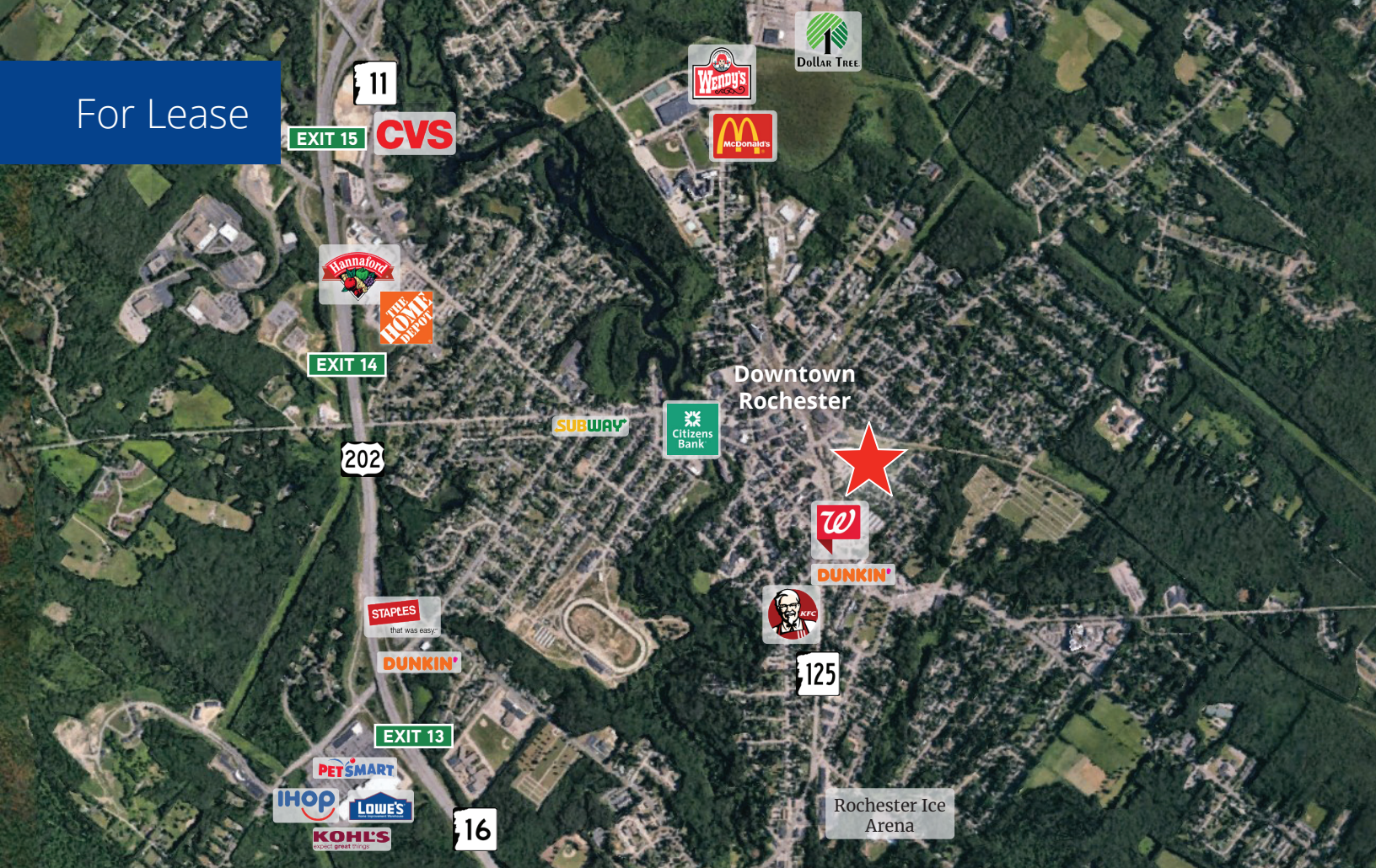
40 Winter Street Rochester, NH

Property Highlights

- Office space available for lease in various sizes and pricing on the 2nd and 3rd floors of the Professional Arts Centre
- Perfect building for businesses looking to establish themselves in a well-located area
- Property features prominent roadside signage along Route 125/ Columbus Avenue, ample on-site parking, ADA accessibility, and walkability to all of downtown Rochester's amenities
- Join tenants such as Alliance for Dental Care, Axis Engineering Group, JSA Cleaning Services, Labcorp, and Seacoast Accountability
- Nearby to the Spaulding Turnpike/Route 16, Route 202, and Route 11
- Located a short distance from New Hampshire's Seacoast, Lakes Region, and the White Mountains

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Specifications

Address:	40 Winter Street
Location:	Rochester, NH 03867
Building Type:	Office
Year Built:	1974
Total Building SF:	30,000±
Available SF:	Unit 204: 1,100± Unit 306: 242± Unit 317: 152±
Floors:	3
Parking:	Ample on-site
Utilities:	Municipal water & sewer Electric heat & AC
Zoning:	DT (downtown)
Elevator:	Yes
Accessibility:	Just a short walk from the heart of downtown Rochester and easy access to major highway arteries
Lease Rate:	Variable - see chart



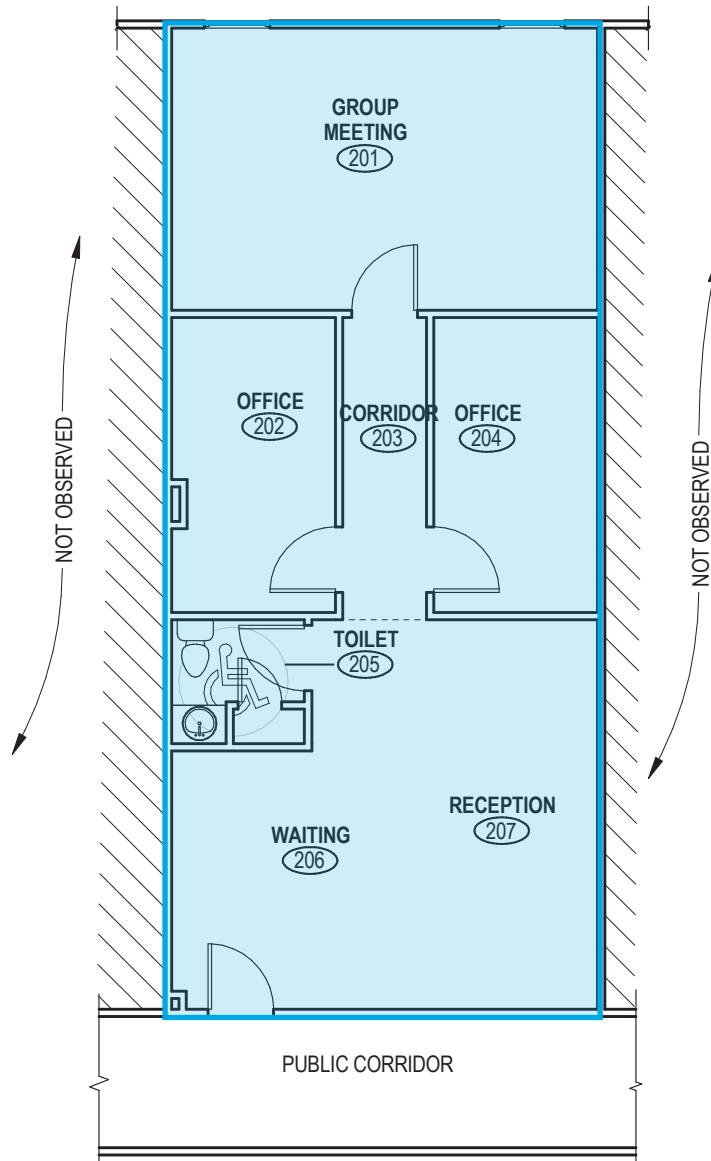
210 Commerce Way, Suite 350, Portsmouth, NH 03801
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Available Suites*

Unit No.	Location	Description	SF (±)	Lease Rate
204	2nd floor	Available	1,100	\$2,100/month
301	3rd floor	JSA Cleaning Services, Inc.	843	Leased!
302	3rd floor	JSA Cleaning Services, Inc.	174	Leased!
303	3rd floor	Unicorn Holdings, LLC	194	Leased!
304	3rd floor	Find Compassion Within	256	Leased!
305	3rd floor	Crown Point Services, LLC	260	Leased!
306	3rd floor	Available	242	\$500/month
307	3rd floor	Ellen Willis, LCMHC, PLLC	238	Leased!
308	3rd floor	Seacoast Accountability	490	Leased!
309	3rd floor	Aegeus Inspection Solutions, Inc.	225	Leased!
312	3rd floor	Wendy Allen, LICSW	186	Leased!
316	3rd floor	Thomas J. Cormican, LICSW	240	Leased!
317	3rd floor	Available	152	\$450/month
318	3rd floor	Invigorating Health Solutions, PLLC	160	Leased!
322-324 & 330	3rd floor	Home Base Collaborative Family Counseling	534	Leased!
325 & 326	3rd floor	APW-ABA	2,055	Leased!
319-320 & 327-329	3rd floor	Axis Engineering Group	2,090	Leased!

**Availabilities as of November 2025.*

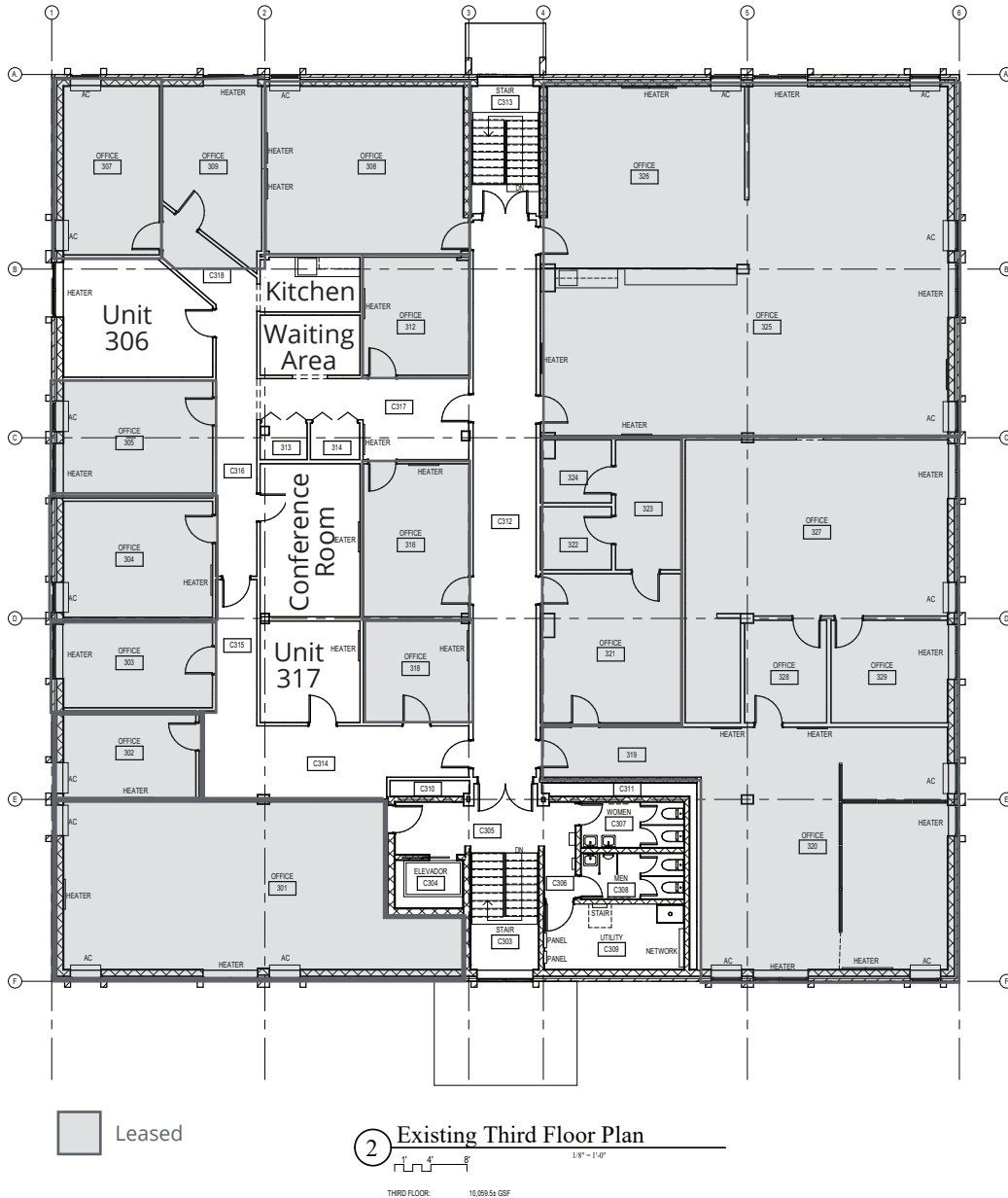
Suite 204 Floor Plan



Available

Drawing Title: LIFE SAFETY ASSESSMENT	DWG No: SK-015	Date: 04/21/2017 Scale: 1/8" = 1'-0" Job No: REC01AD.015
Project: RECOVER TOGETHER / GROUPS ROCHESTER, NH	TectonArchitects Tecton Architects pc Hartford CT, Westerly RI 860 548 0802 www.tectonarchitects.com	Revised:

3rd Floor Plan



Sheet Specific Notes

- ① TENANT AREA WALLS HAVE NOT BEEN LOCATED

Progress Print
Not For Construction



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40 Winter Street
Rochester, New Hampshire



AG Architects, PC
Consultant:

Revisions:

Date: 02 July 2024

Scale: 1/8" = 1'-0"

Drawn By: DC Checked By: AG

Sheet: 2 of 2 Project No.: 24-835.0

Sheet Title: Existing Third Floor Plan

Sheet Number:

A2.2