



121
TECH

121 Technology Drive | Durham, NH



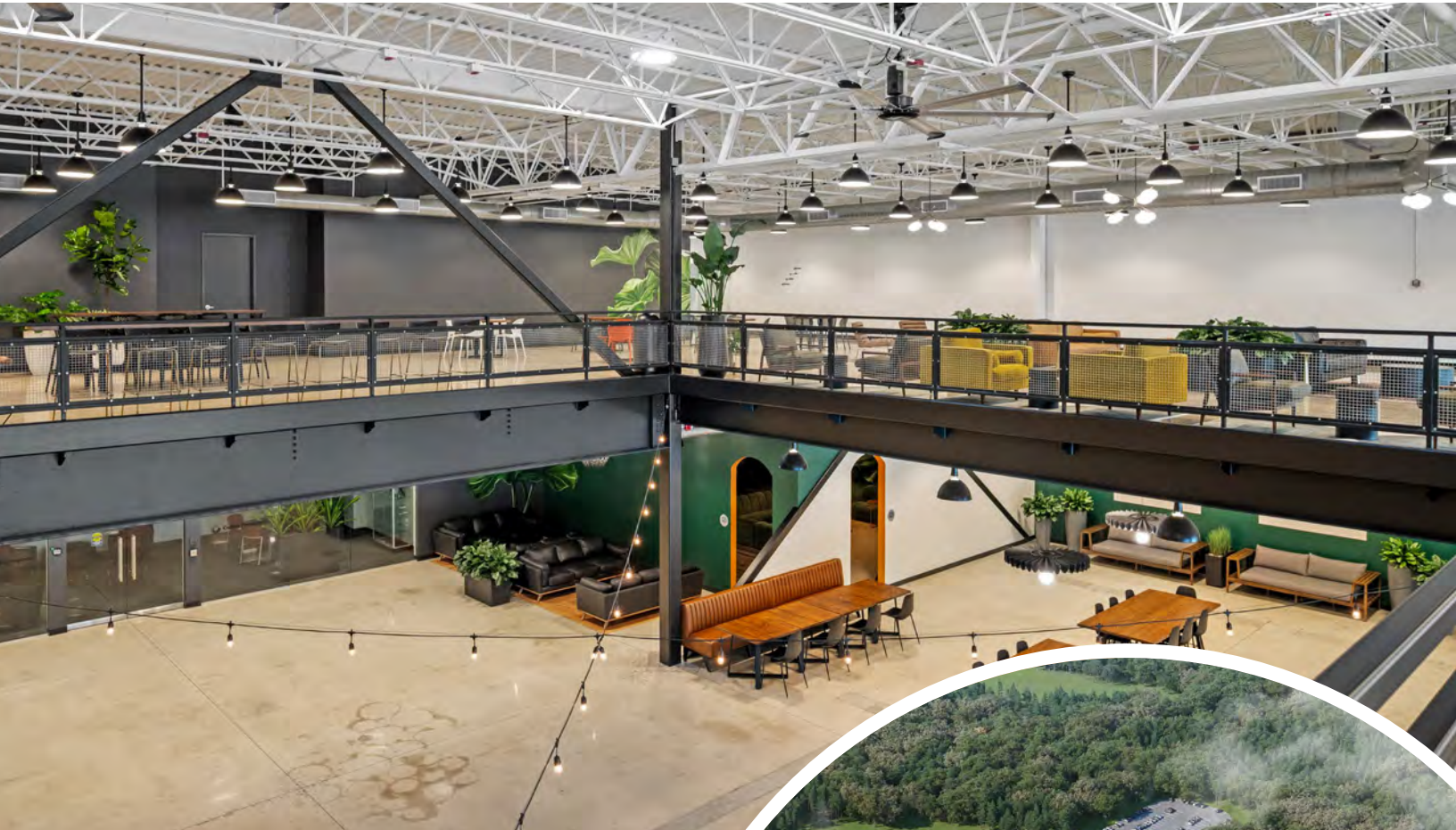
FLEX
R&D / LAB
OFFICE / HIGH BAY

**UP TO 99,149 SF OF FLEX/R&D SPACE
& 75,006 SF HIGH BAY SPACE**

IMMEDIATELY AVAILABLE



Success in today's world requires the ability to reinvent to meet changing demands. 121 Technology Drive's availability of office, flex, R&D, manufacturing, lab, and warehouse space allows tenants the ability to create spaces that inspire innovative solutions for the challenges of today and tomorrow.



This dynamic park is located just 2.5 miles from the University of New Hampshire and is home to their top-rated John Olson Advanced Manufacturing Center. The center equips students to develop the next generation of manufacturing materials and technology. Tenants have a unique opportunity to build a workforce partnership to acquire top talent.

OPPORTUNITY HIGHLIGHTS



±506,923
Total SF



Up to 37' Clear
Heights



99,149 SF Flex, R&D
75,006 SF High-Bay



21,500 Amps of
Power at 480 Volts



175
Total Acres



With Expansion
Capability of
up to 400,00 SF

BUILDING DETAILS

Year Built	1986 Addition in 2003-2004 Redevelopment/building transformation in 2023
Electrical	21,500 amps, 3-phase, 277/480 volts
Elevators	Two Otis 3,500 lb. passenger One 12' x 11' x 16' 8,000 lb. freight elevator
Construction	Steel frame with high efficiency insulated metal panels with new double pane insulated windows
Roof	New EPDM roof membrane with 20-year warranty
Telecom	Fiber: Fairpoint, Lighttower and Bayring Copper: Fairpoint Cabling: OM3, OM4 and Cat 5
HVAC	Combination of chilled/ hot water air handling units and new roof-top package units. All flex/R&D portions of the building are air-conditioned.

LOCATION

- Zoning: Office, Research, and Light Industry
- Location Incentive: Economic Revitalization Zone offering tax credits to eligible companies
- Partnership Opportunity: located adjacent to the University of New Hampshire

FLEX/R&D DETAILS

Flex/R&D Area	±99,149 SF
Column Spacing	38' x 38' and 30' x 30'
Clear Height	12'-4"
Loading	Shared loading available

HIGH BAY DETAILS

High Bay Area	65,611 SF 1st floor space 9,395 SF Heavy duty Mezzanine space
Column Spacing	25' x 50'
Clear Height	37'
Loading	4 - Dock-high loading doors 1 - 16' w X 20' h drive-in door
Elevator	12' x 12' x 12' 8,000 lb freight elevator

AMENITIES

- On-site Grab N Go Café
- Fitness Center with showers
- Bocce & Pickleball Courts
- Conference & Meeting rooms along with many indoor/outdoor collaboration spaces
- 175-acre site offering expansion opportunities, walking and biking trails.



NEW AMENITIES

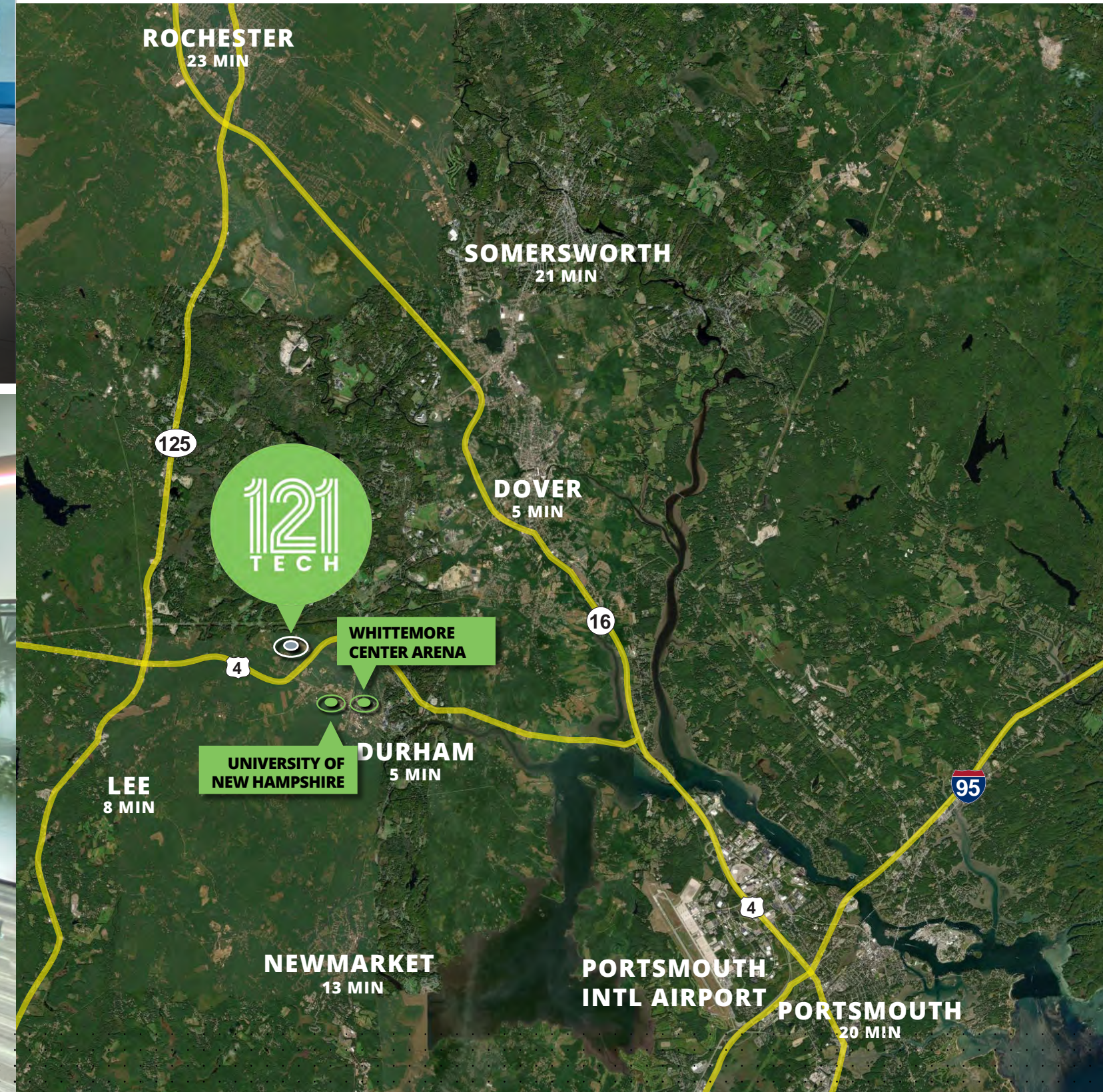


**CUSTOMIZABLE
LAB/R&D SPACE**

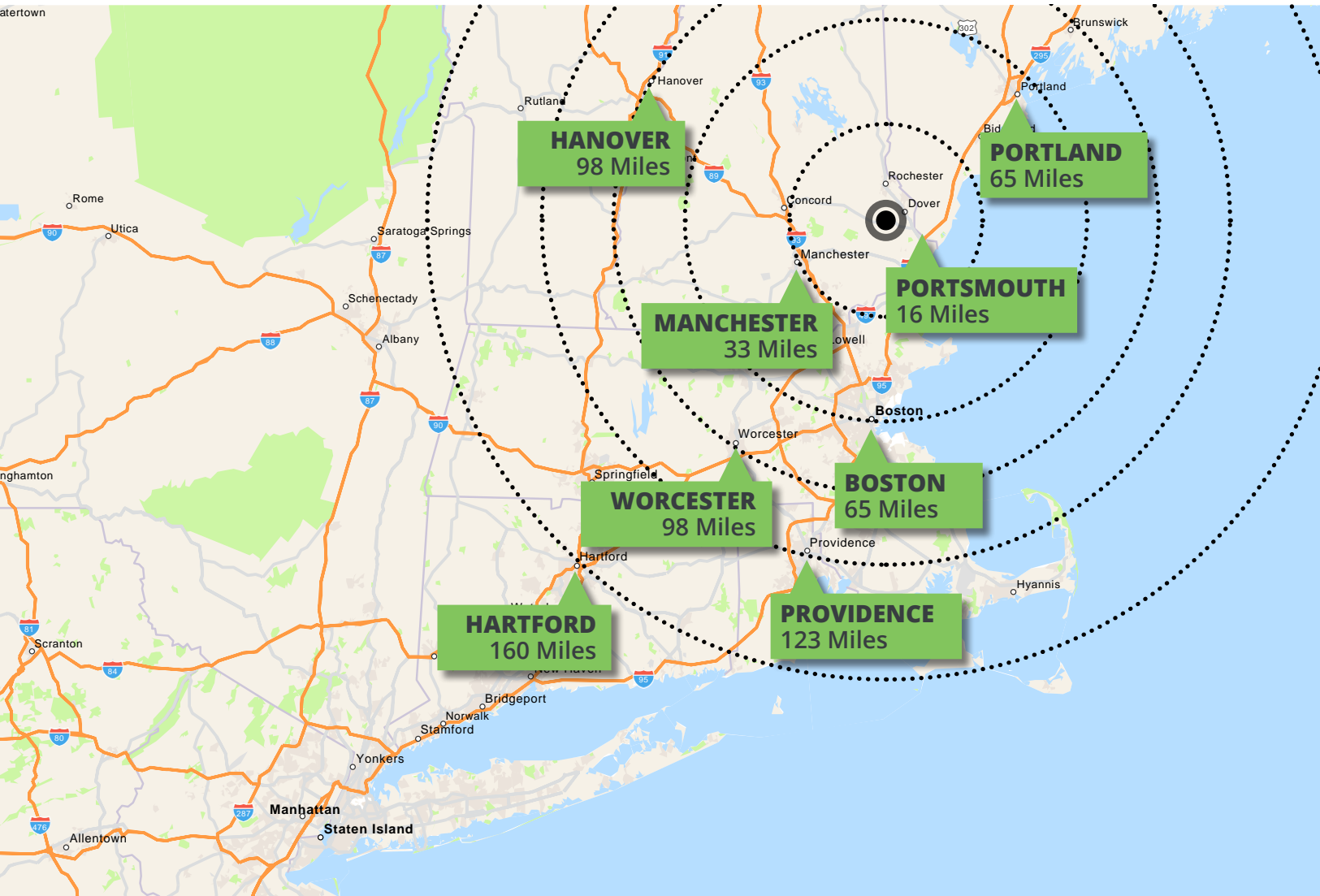


ACCESS TOP TALENT

121 Technology Drive is a short commute to Southern New Hampshire's top communities, with a growing number of companies attracted to the area's strategic location, expanding amenity base, and deep talent pool.



A LOCATION FIT FOR A REGIONAL HEADQUARTERS



Collaboration is at the heart of every successful business, every partnership, every idea. 121 Technology Drive provides every opportunity to discuss and partner with like-minded innovative companies and draw from a deep pool of talented workers.

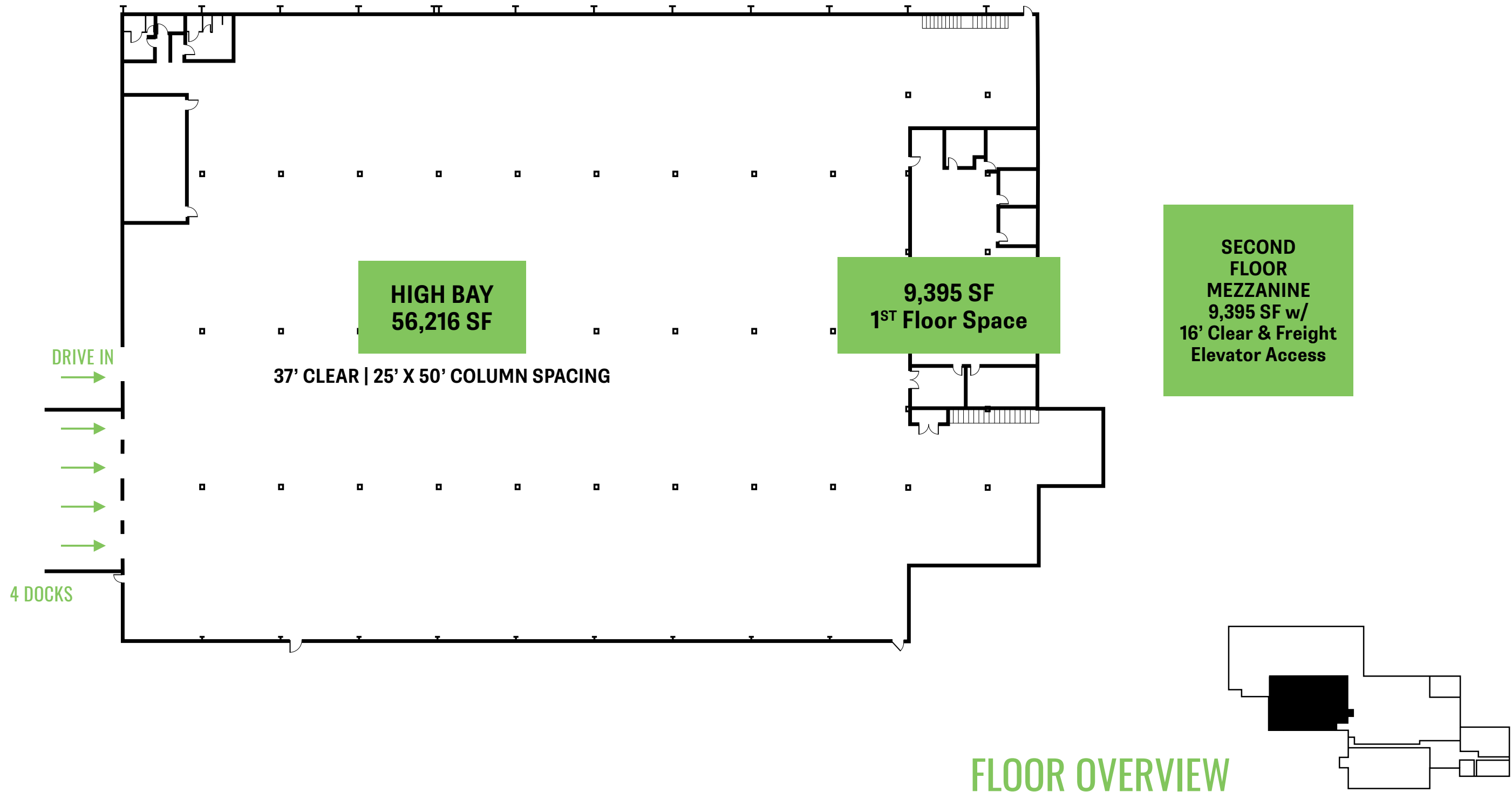


In addition to the vast indoor and outdoor spaces available, the property's proximity to the University of New Hampshire offers a unique opportunity for partnership. This campus is home to the John Olson Advanced Manufacturing Center, which trains students to develop and maintain the next generation of manufacturing materials and technologies.

121 Technology Drive's ideal location in Southern New Hampshire places it within close proximity to the largest and most strategic cities in the Northeastern United States.



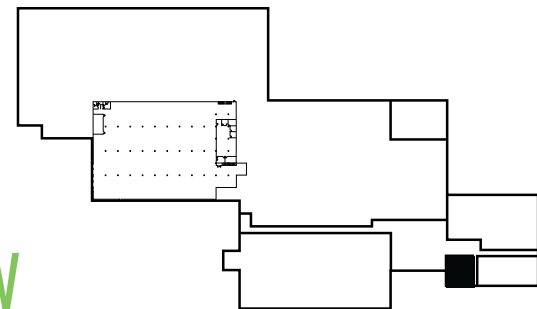
FIRST FLOOR



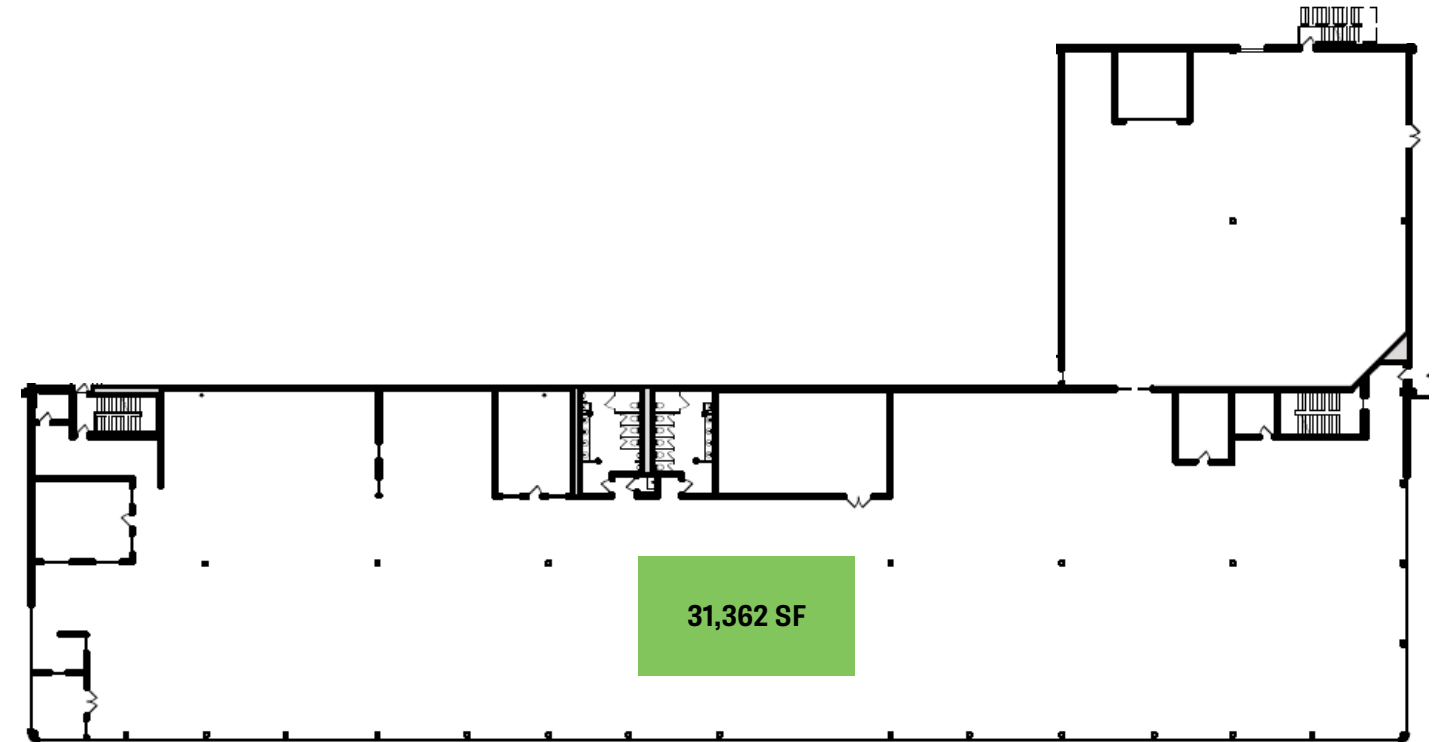
FIRST FLOOR



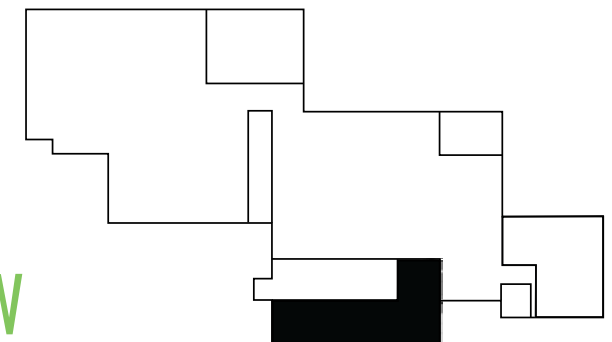
FLOOR OVERVIEW



SECOND FLOOR



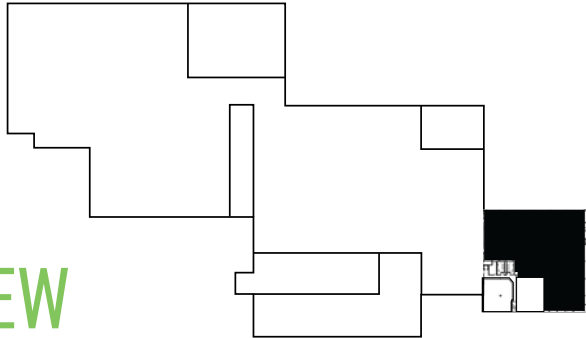
FLOOR OVERVIEW



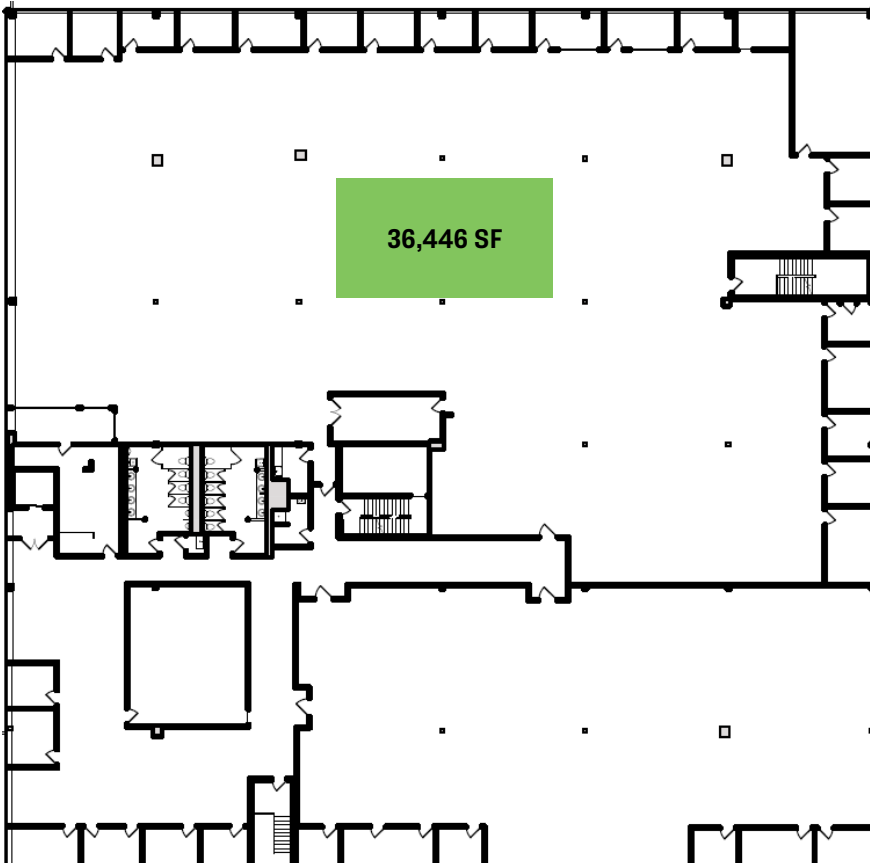
SECOND FLOOR



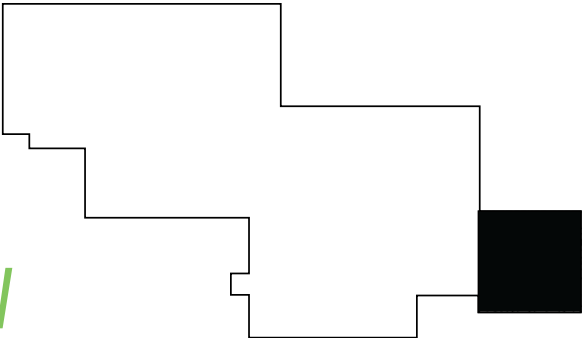
FLOOR OVERVIEW



THIRD FLOOR



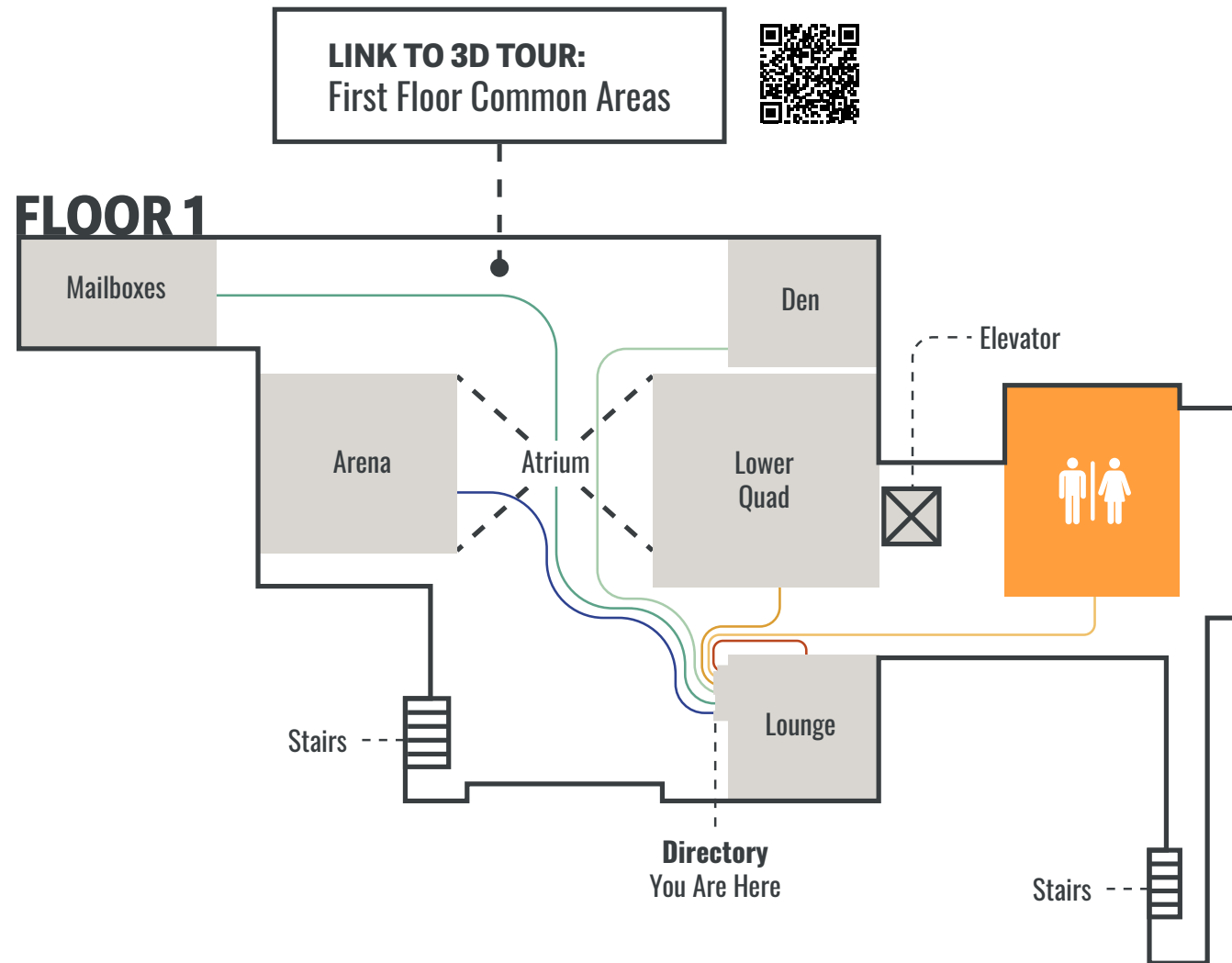
FLOOR OVERVIEW



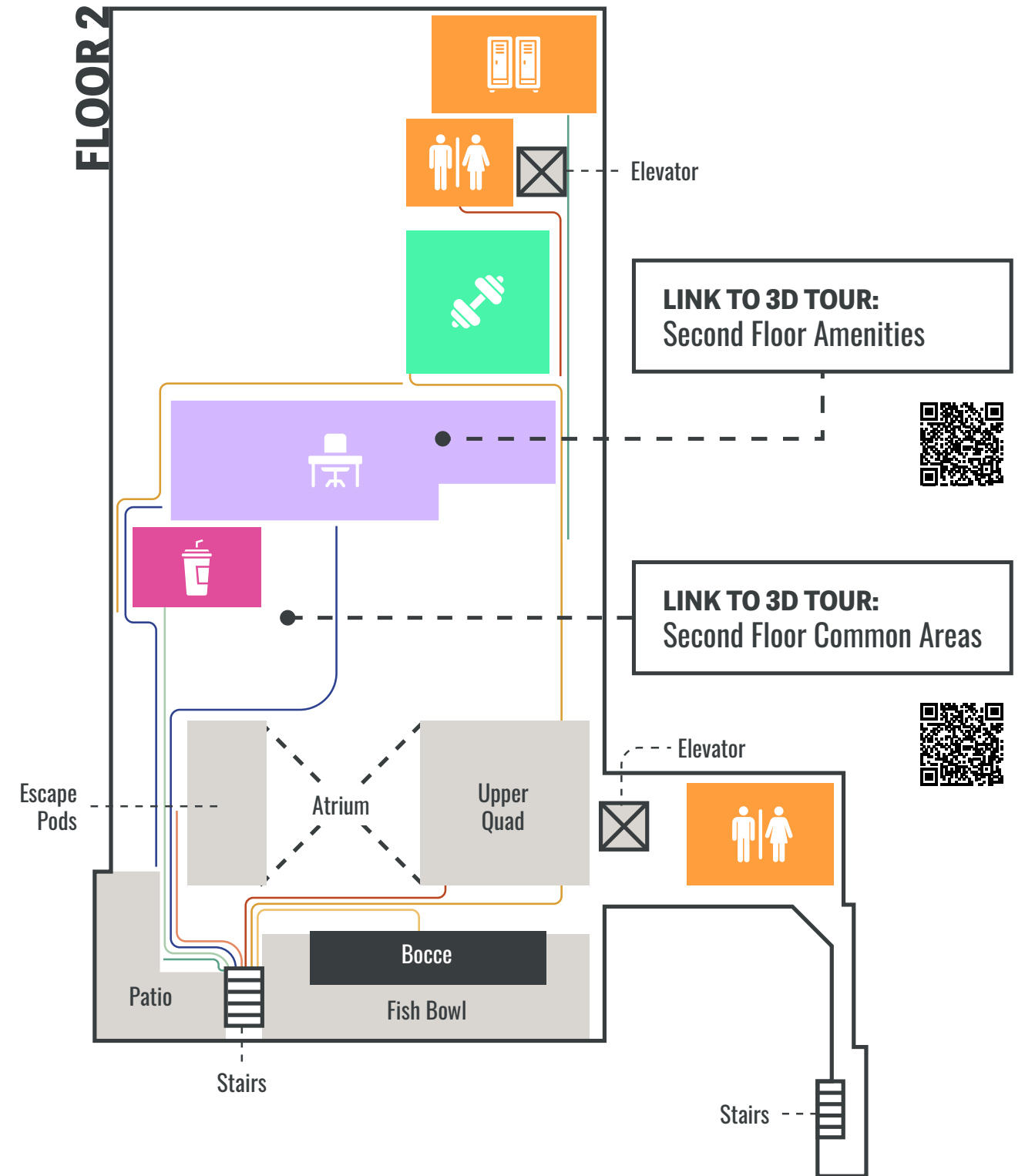


COMMON AREAS

FLOOR 1



FLOOR 2



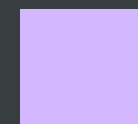
AMENITIES



Restroom & Lockers



Gym



Conference Rooms



Grab N Go Café



121
TECH

121 Technology Drive | Durham, NH



For more information on this property, contact:

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

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

Blake Baldwin
Executive Managing Director
+858 692 5544
blake.baldwin@cushwake.com



 CUSHMAN &
WAKEFIELD

Cushman & Wakefield of New Hampshire, Inc.
900 Elm Street, Suite 1301 Manchester, NH 03101
+603 628 2800
cushmanwakefield.com

©2016 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.