

# 100 ARBORETUM DRIVE

at The Arboretum | Pease International Tradeport  
a Farley White Managed Property



For Lease

## **PREMIER FLEXIBLE OFFICE SPACE**

2,000 - 42,000 SF Available  
Up to 22,000 SF Contiguous



**FARLEY | WHITE**  
INTERESTS



# ELEVATE YOUR OFFICE PRESENCE

100 Arboretum Drive is a 130,000 SF, Class A office building located on The Arboretum Campus totaling 202,000 SF in two buildings. The site is located on Arboretum Drive at Pease International Tradeport in the Portsmouth, New Hampshire Seacoast region, with immediate access to local retail, restaurants, hotels, and conference centers. The building offers convenient access to I-95 via both the new north Pease Exit 3 and Exit 1 off the Spaulding Turnpike (Route 4 & 16) in addition to direct access to I-95 via the south Pease Exit 3. As the first office building just off Exit 3, 100 Arboretum Drive offers unmatched convenience for employees, clients, and customers. Nearby, numerous hiking and walking trails are available within the Great Bay National Wildlife Refuge.



## BUILDING HIGHLIGHTS

- 

Class A Office  
Campus Environment
- 

On-Site property  
management
- 

Cafeteria with large  
collaboration/seating  
area & two meeting rooms
- 

Significant parking ratio  
@ 5/1,000 SF spaces
- 

Private individual  
shower rooms & lockers
- 

Dedicated building  
loading dock and  
service elevator
- 

Modern finishes, flexible  
floor plans & high ceilings
- 

Outdoor circuit training  
course & fitness stations  
surrounding the site
- 

Bike racks on site
- 

Proximate to local  
restaurants, retail  
and hotels
- 

Just minutes to  
Downtown Portsmouth
- 

Approximately 40%  
Lower Real Estate  
Tax Expense

## BUILDING SPECIFICATIONS

BUILDING SIZE	130,000 SF
FLOORS	Three Floors
LOT SIZE	20 Acres
CONSTRUCTION	Steel Frame with Brick and Architectural Block and Glass Exterior
PARKING	5.0 Spaces/1,000 SF with visitor spaces
SPRINKLERS	Full Wet System
HVAC	Gas-Fired and Efficient Electric Rooftop Units; Variable Air Volume System with Computerized Energy Management System
UTILITIES	Municipal Water and Sewer
ELEVATORS	2 Passenger Elevators & 1 Service Elevator
ELECTRIC	2,400 Amp, 277/480 Volt, 3-Phase
TELECOMMUNICATIONS	Fiber Optics, High Speed Broadband & Comcast Business Service
LOADING	Loading Dock & Separate Service Elevator
SECURITY	24-hour card access system

# CONVENIENTLY LOCATED ON PEASE INTERNATIONAL TRADEPORT

Located immediately just off the new Pease Exit 3, 100 Arboretum Drive offers prime highway connectivity with access to Route 16, I-95, and the surrounding highways and road systems.

Portsmouth, NH	3 miles
Manchester-Boston Regional Airport	48 miles
Concord, NH	43 miles
Nashua, NH	56 miles
Boston, MA	58 miles
Portland, ME	55 miles





AREA

AMENITIES

- 14
- Dave's Hot Chicken
- 15
- Jersey Mike's Subs
- 16
- Tropical Smoothie Cafe
- 17
- Belle Peppers
- 18
- Paddy's American Grille
- 19
- The Daily Press
- 20
- What A Crock
- 21
- Tradeport Pizza

RETAIL

- 1
- SalonCentric
- 2
- Men's Wearhouse
- 3
- Journeys
- 4
- Macy's
- 5
- LensCrafters
- 7
- American Eagle Outfitters
- 8
- Bath & Body Works
- 10
- LOFT
- 11
- Aéropostale
- 12
- JCPenney
- 13
- Gymboree
- 14
- Torrid
- 15
- Cottage Chic
- 16
- Children's Orchard
- 17
- Savers
- 18
- JOANN Fabric and Crafts
- 19
- Mattress Firm Newington
- 20
- Best Buy - Newington
- 21
- Old Navy
- 22
- Kohl's
- 23
- Ulta Beauty
- 24
- Five Below
- 25
- Barnes & Noble Booksellers
- 26
- Michaels
- 27
- DICK'S Sporting Goods
- 28
- Ocean State Job Lot
- 29
- BJ's Wholesale Club
- 30
- Guitar Center
- 31
- Christmas Tree Shop
- 32
- TJ Maxx
- 33
- The Home Depot

RESTAURANTS

- 1
- Subway
- 2
- Texas Roadhouse
- 3
- Chubbs Subs and Bakery
- 4
- One Love Cuisine
- 5
- Roman Delight Pizza
- 6
- Olive Garden Italian Restaurant
- 7
- IHOP
- 8
- Chipotle Mexican Grill
- 9
- Joe's New York Pizza
- 10
- Moe's Italian Sandwiches
- 11
- McDonald's
- 12
- D'Angelo
- 13
- LongHorn Steakhouse

HOTELS

- 1
- Motel 6
- 2
- Residence Inn by Marriott
- 3
- Hampton Inn



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INTERESTS

100 Arboretum Drive is owned by Farley White Interests, a Boston-based commercial real estate investment firm with an unparalleled reputation for quality, responsive property management, and a commitment to its customers by providing tenants superior workplaces.



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## FOR MORE INFORMATION, PLEASE CONTACT

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