

325

CORPORATE DRIVE

PORTSMOUTH, NEW HAMPSHIRE



100,000 SF SUBLEASE OPPORTUNITY
DIVISIBLE TO 5,000 SF SUITES

PROPERTY HIGHLIGHTS

- » 100,928 SF (divisible to 5,000 SF)
- » **YEAR BUILT:** 2002, Renovated 2021
- » **TERM:** Through December 31, 2034
- » **ELECTRIC:** Eversource, 3,000 Amps, 277/480 Volt, 3-Phase
- » **WATER/SEWER:** City of Portsmouth
- » **LIGHTING:** Motion censored LED and fluorescent
- » **COMMUNICATIONS:** Comcast (Fiber & Coax) Consolidated (Fiber) and Firstlight (Fiber)
- » **CEILING HEIGHT:** 9 feet
- » **ROOF:** 2022 Rubber Firestone
- » **ELEVATORS:** Otis - One 2,500 lb. passenger; One 4,500 lb. double-sided freight
- » **GENERATOR:** 2010 CAT LC6 400 kW & 2002 Cummings DGDB-5557675 diesel fired, pad mounted for data & server rooms; Olympian D125P1 125 kW diesel fired, pad mounted for life safety
- » **SECURITY:** Key card system
- » **RESTROOMS:** Men's & women's restrooms on every floor. First floor has separate mens and womens showers with lockers.
- » **AMENITIES:**

- 3 EV charging stations in front of building

- Picnic tables, Wi-Fi and bike rack in back of building

- Furniture available



4 STORIES



PARKING
435 Existing
Surface (4.31/1,000 SF)



HVAC
5 Carrier Rooftop Units
2 Gas Fired Boilers



LOADING DOCKS
One



6.64 ACRES

NEARBY AMENITIES

BARS & RESTAURANTS

- » Cisco Brewers
- » What A Crock
- » Roundabout Diner & Lounge
- » The Kitchen
- » The Goat
- » Colby's Breakfast & Lunch
- » Paddy's American Cafe
- » The Juicery Cafe
- » Tradeport Pizza
- » Liars Bench Beer
- » Lexie's Joint
- » River House
- » Row 34
- » Texas Roadhouse
- » Longhorn Steakhouse
- » Olive Garden
- » Panera Bread

RETAIL & SHOPPING

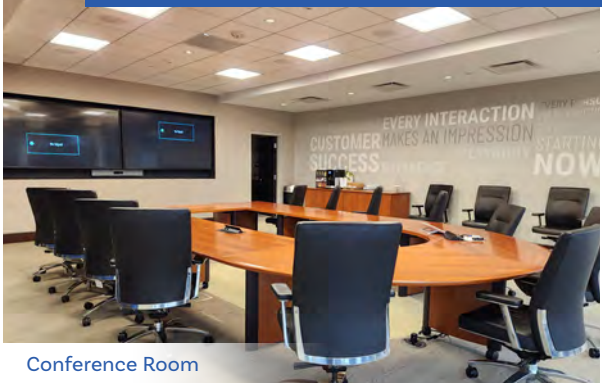
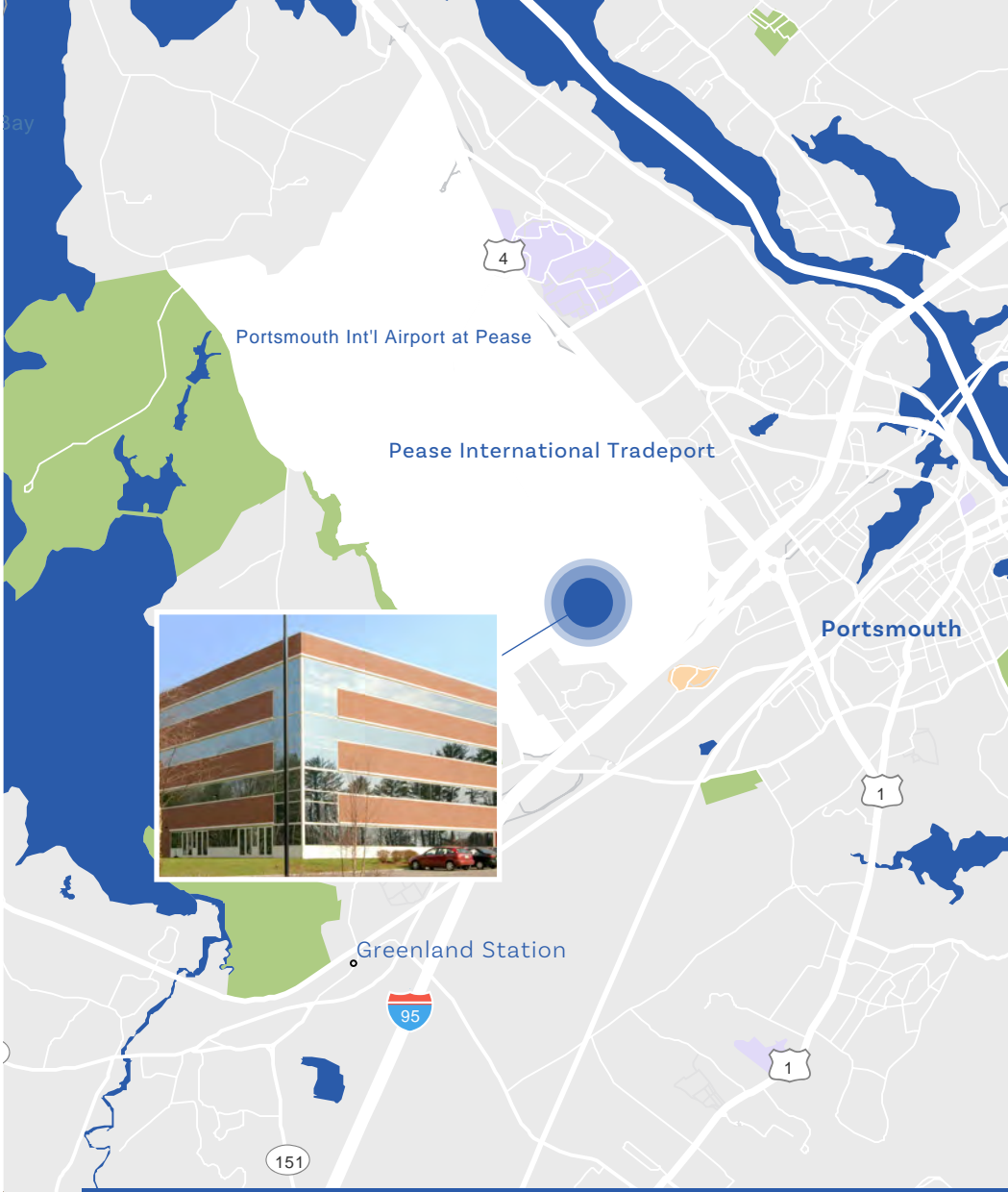
- » Home Depot
- » Eastern Mountain Sports
- » Barnes & Noble
- » Ocean State Job Lot
- » PetSmart
- » Trader Joe's
- » Macy's
- » Party City
- » Best Buy
- » Walmart
- » Homegoods
- » Pure Hockey
- » Rite Aid
- » Whole Foods

HEALTH & FITNESS

- » Orangetheory Fitness
- » Planet Fitness
- » Hybrid Fitness
- » Mission Portsmouth
- » Blaze Yoga & Fitness

HOTELS & RESORTS

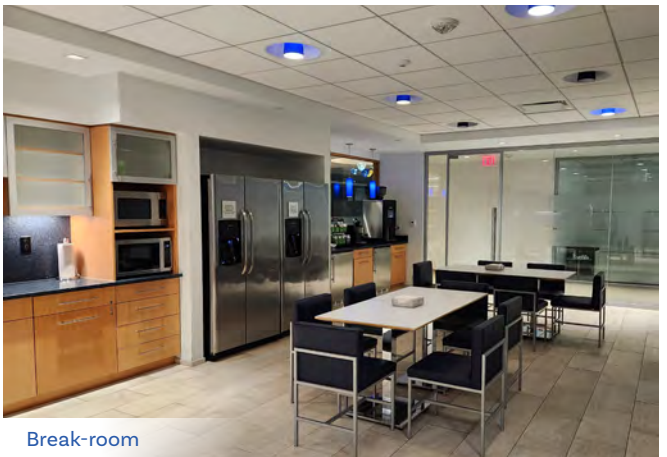
- » Hampton Inn & Suites
- » Residence Inn
- » Hilton Garden Inn
- » Courtyard by Marriot
- » Best Western Plus



Conference Room



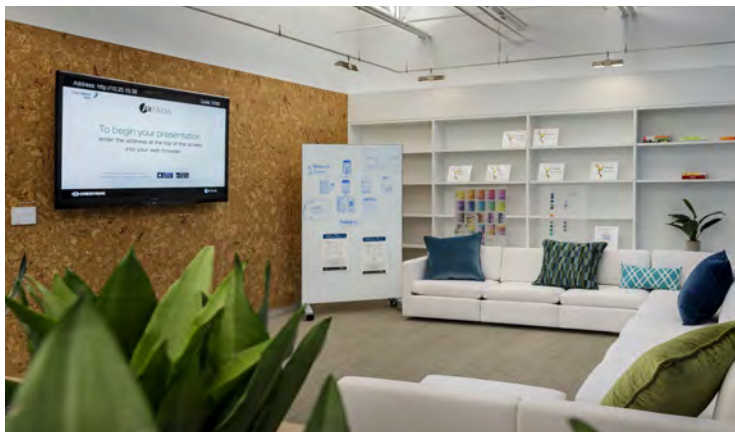
Collaboration Room



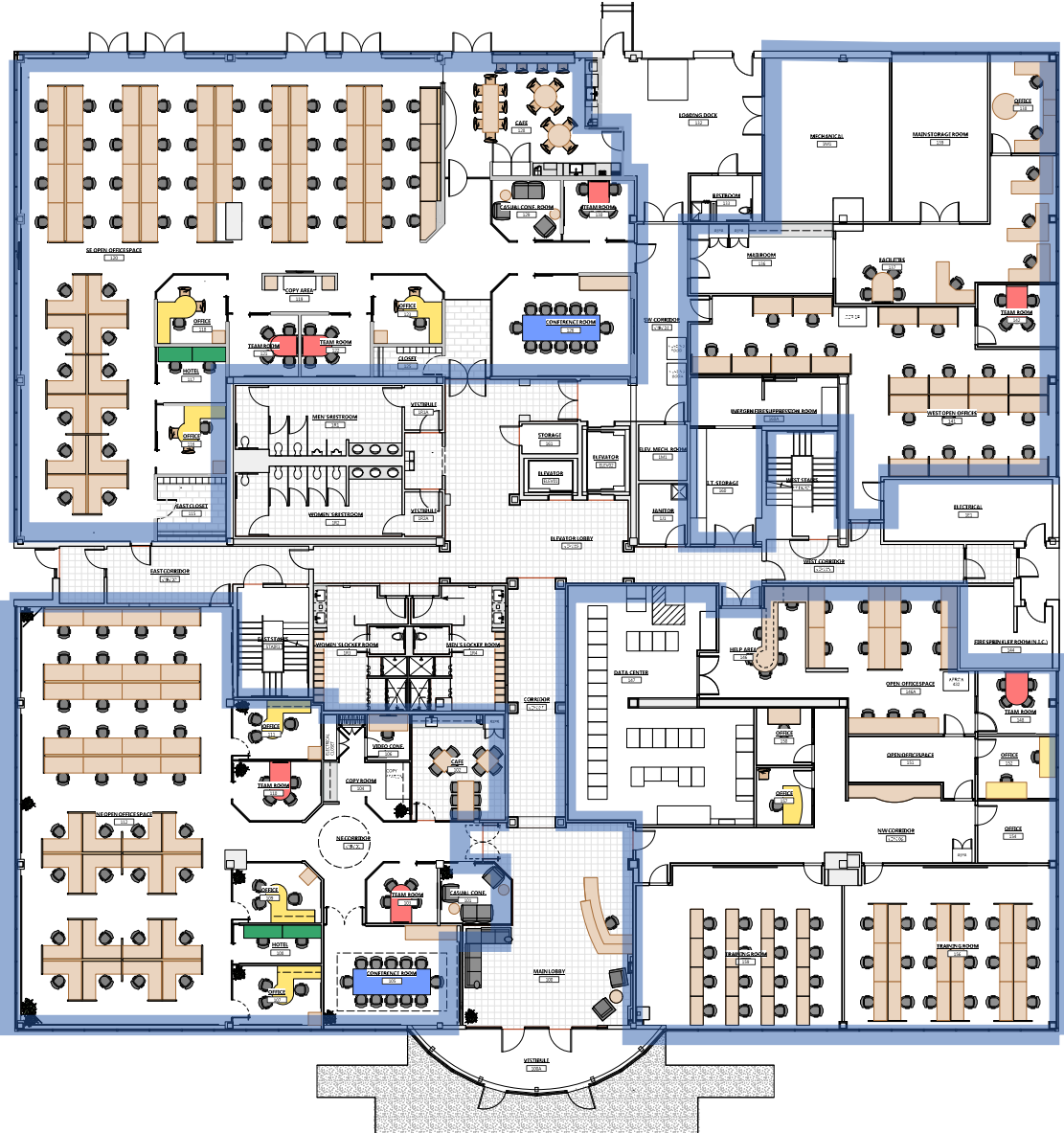
Break-room



Open Office Area



FLOOR
PLANS

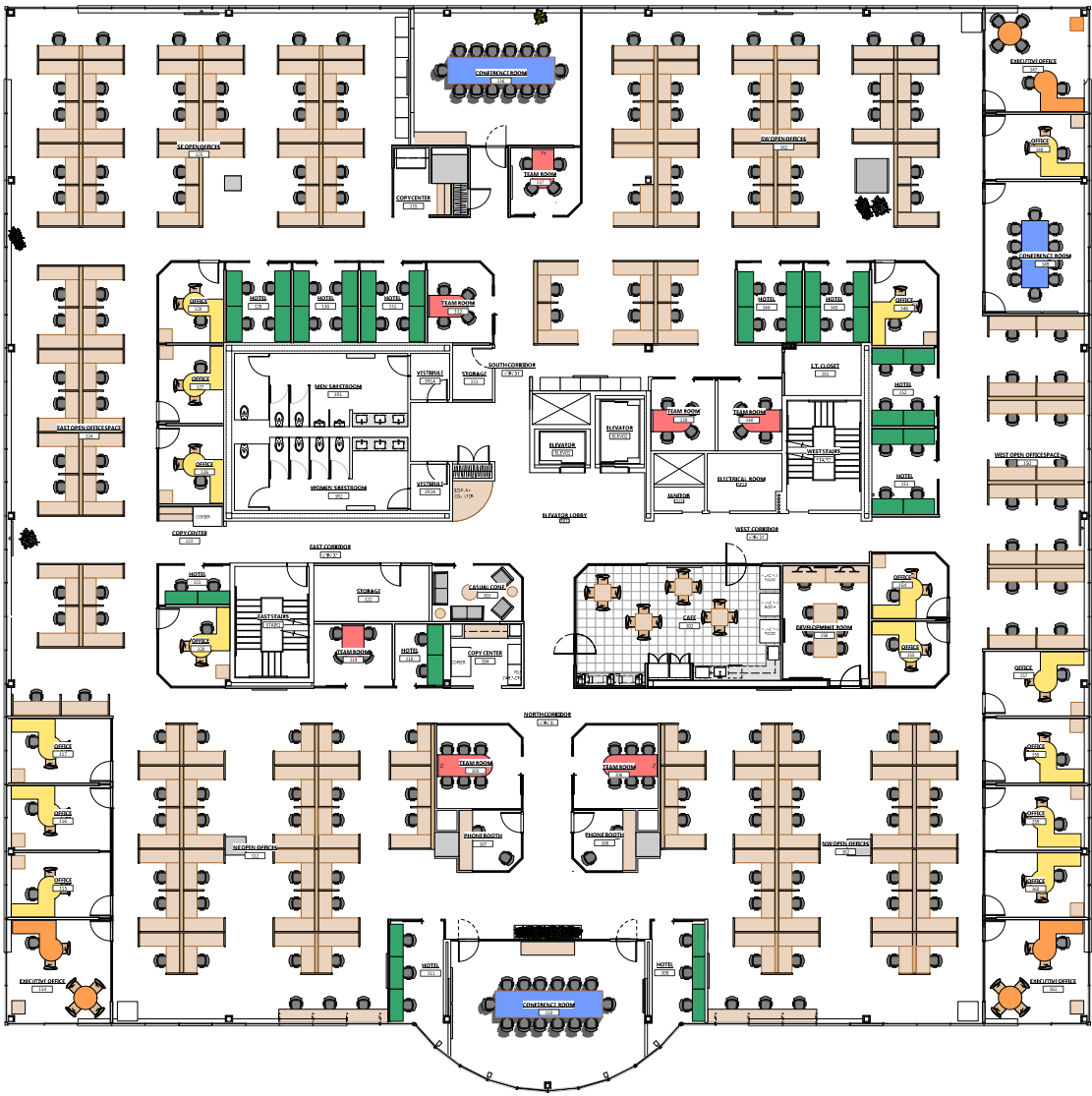


1ST FLOOR
Divisible Suites



2ND FLOOR
Divisible Suites

FLOOR
PLANS



3RD FLOOR



4TH FLOOR

325

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