

100 International Drive

Portsmouth, NH

54,986 RSF Available



TWO INTERNATIONAL
GROUP

Two International Group LLC
One New Hampshire Ave, Portsmouth, NH 03801
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Class A Office Space

Maximum Contiguous Space: 17,132

Minimum Divisible Space: 1,178 rsf

Total Available Space: 54,986 rsf

Lease Rate: \$17.50/sf NNN

3 Phase 277/480V power

(3) Hydraulic Elevators

Full Backup Generation

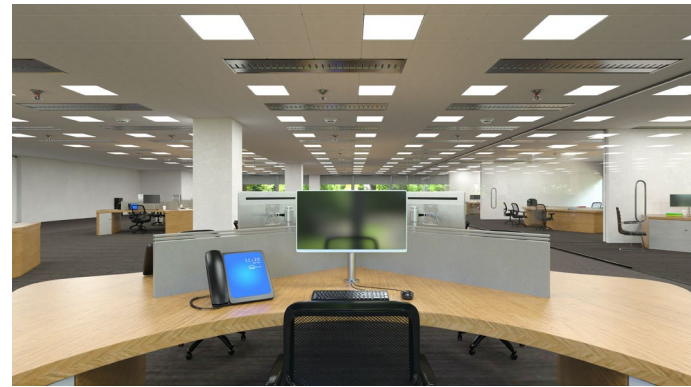
Floor to floor height 12'6" – 13'6"

Ample on-site parking



Available Space

- Immediate occupancy prebuilt and build-to-suit options.
- Landlord can offer tenant improvement allowances or turnkey solutions
- Flexible configurations and varying sizes.



Floor

Description

First

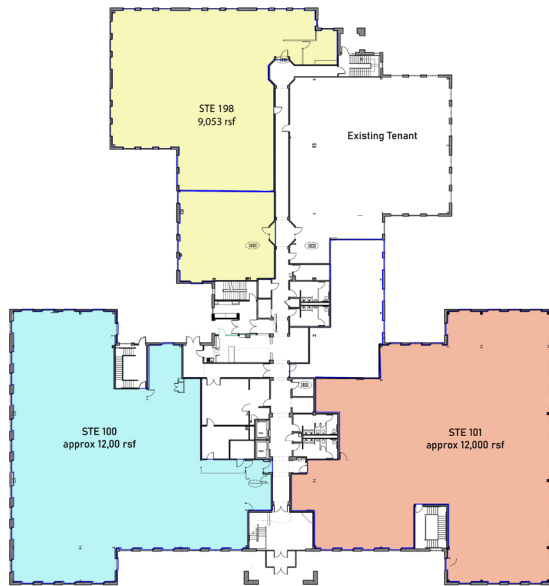
Four Suites from $\pm 2,000$ to $\pm 12,256$ rsf. Various configurations, including 9,000 rsf contiguous and two +/- 12,000 suites side by side bisected by a corridor in high visibility space near the entrance

Second

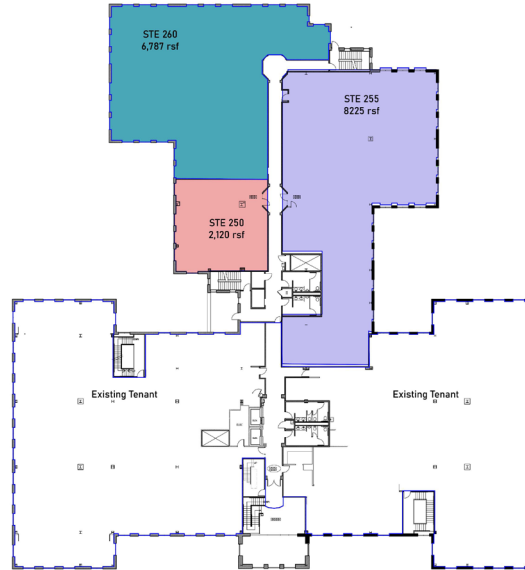
Three suites from $\pm 2,000$ to $\pm 8,225$ sf, can be combined to one 17,132 rsf suite

Third

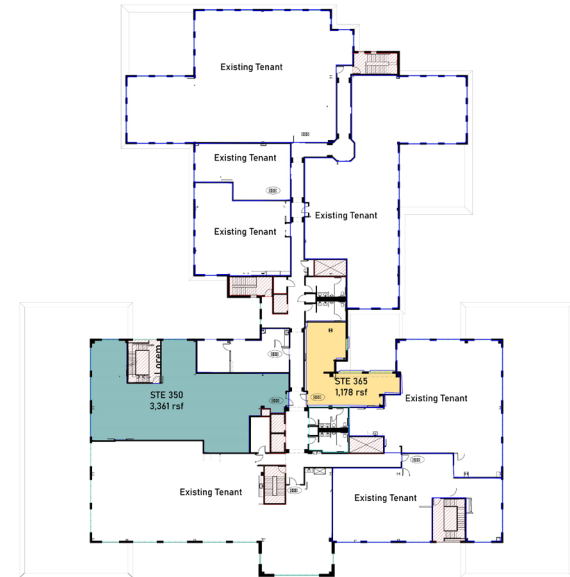
Two suites from $\pm 1,178$ to $\pm 3,361$ rsf



First Floor Layout



Second Floor Layout



Third Floor Layout



- ① PET SMART
- ② KOHLS
- ③ DICKS
- ④ TRADER JOES
- ⑤ STAPLES
- ⑥ CHIPOTLE
- ⑦ LONGHORN
- ⑧ MCDONALDS
- ⑨ REGAL CINEMA
- ⑩ OLD NAVY
- ⑪ BEST BUY
- ⑫ ALDIS (under construction)



PORTSMOUTH has become known as a tourism destination due in large part to its nationally recognized restaurant scene, historic character, proximity to some of New England's best beaches and the White Mountains. Most of the City's 25,000+ restaurant seats are in the downtown. The property is well located in an established office park close to amenities with easy highway access and 10 minutes from downtown Portsmouth.



Turning Vision into Reality Look Book



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