

121

TECHNOLOGY DRIVE DURHAM, NH



FLEX/
R&D/LAB/
OFFICE

±99,149 SF
OPPORTUNITY

IMMEDIATELY AVAILABLE

RJKELLY
Investment • Development • Management

 **CUSHMAN &
WAKEFIELD**

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.



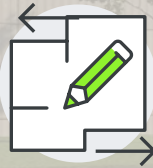
OPPORTUNITY HIGHLIGHTS



±506,923
Total SF



Up to 47'
Clear Heights



±99,149 SF
Office Space



21,500 Amps
of Power at
480 Volts



175
total acres

BUILDING DETAILS

Year Built	1986 Addition in 2003-2004 Redevelopment/building transformation in 2023
Electrical	21,500 amps, 19,900 volts, 3-phase 600 amps, 277/480 volts, 3-phase
Elevators	Two Otis 3,500 lb. passenger Two 12' x 12' x 12' 8,000 lb. lifts 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	Office: Ballasted rubber Warehouse: 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.

AVAILABILITY DETAILS

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

AMENITIES

- On-site cafeteria
- Fitness center and multiple collaboration areas within the grand two-story lobby
- Parking: 1,464 spaces across 6 paved areas
- Outdoor spaces for collaboration opportunities
- Helipad landing area on-site
- 175-acre site offering expansion opportunities, walking and biking trails

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



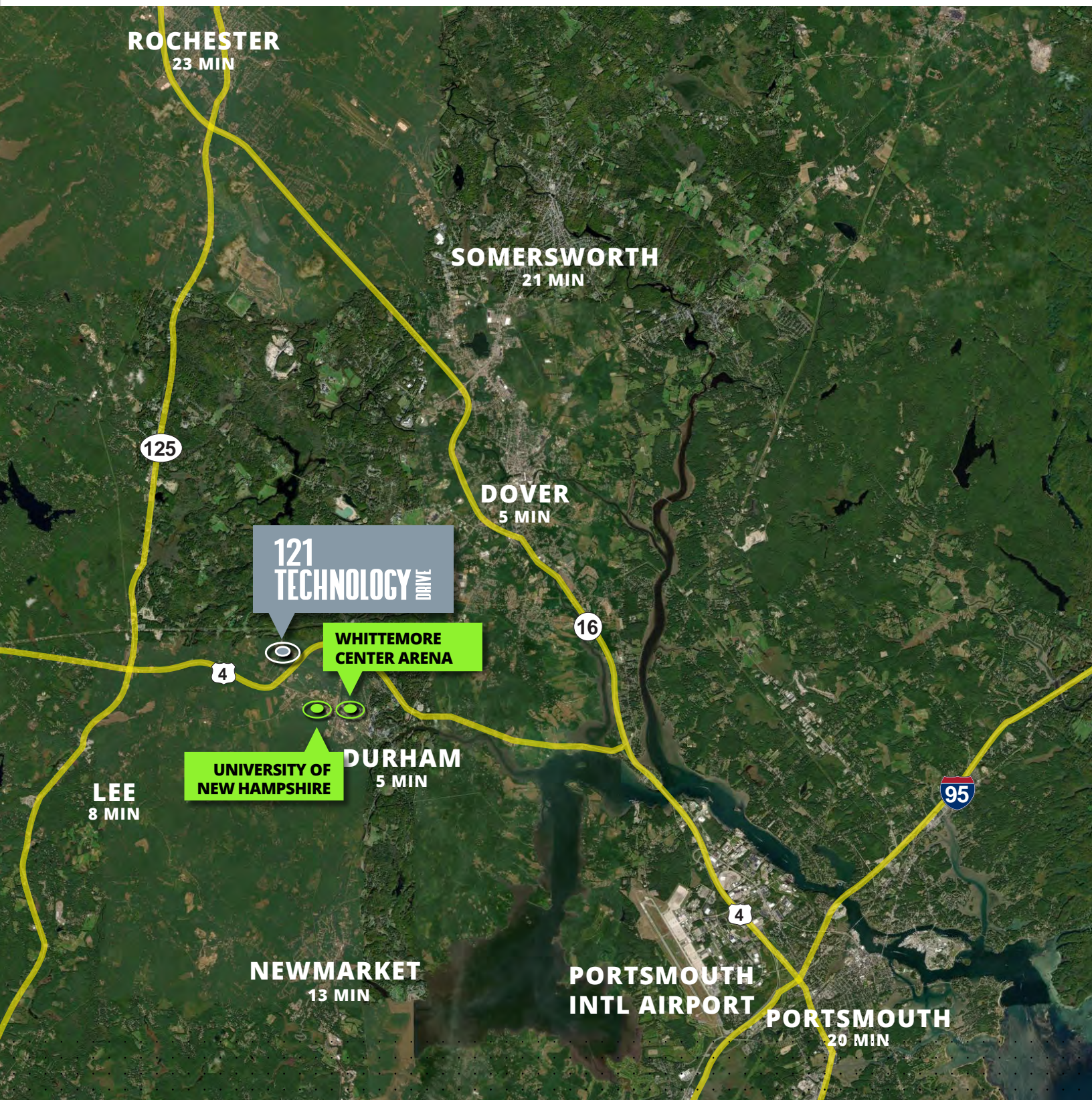
MAIN ENTRANCE / RECEPTION



**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 map of New England showing distances from Dover, NH to various cities. The distances are highlighted in green callouts:

- MANCHESTER: 33 Miles
- PORTSMOUTH: 16 Miles
- BOSTON: 65 Miles
- PROVIDENCE: 123 Miles
- WORCESTER: 98 Miles
- HARTFORD: 160 Miles
- HANOVER: 98 Miles
- PORTLAND: 65 Miles

The map also shows major highways (Interstates 95, 93, 89, 80, 86, 87, 90, 91, 94, 96, 98, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541,

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.

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.

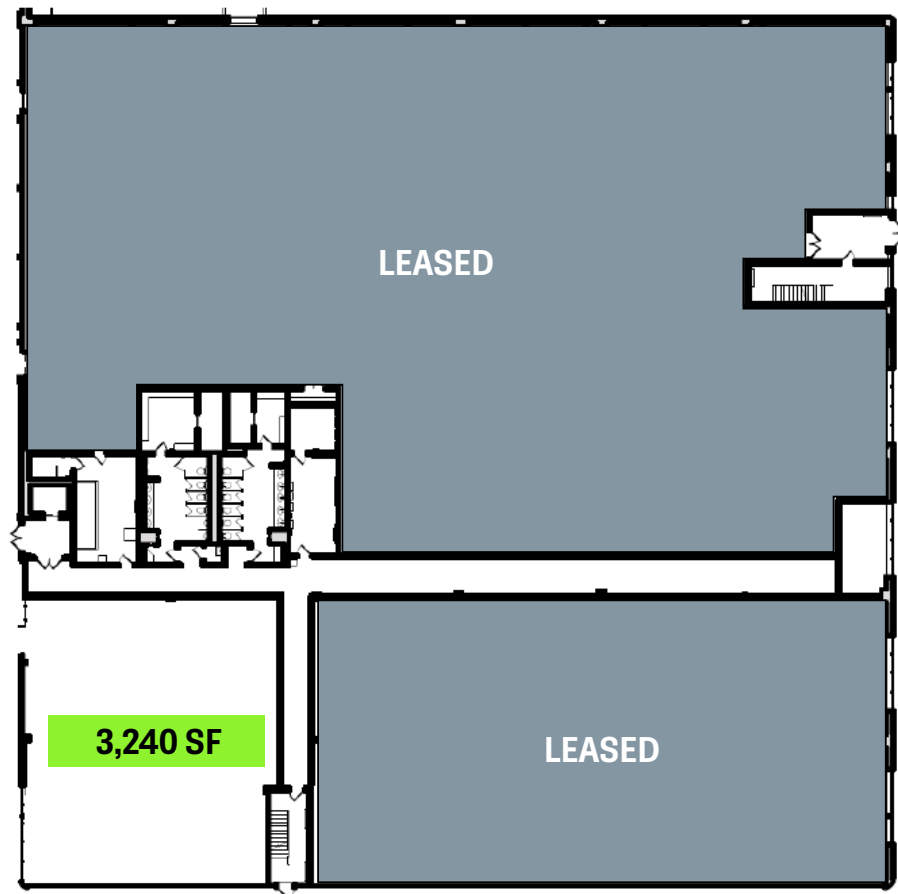
COLLABORATION LEADS TO INNOVATION

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.



FIRST FLOOR

99,149 SF AVAILABLE NOW

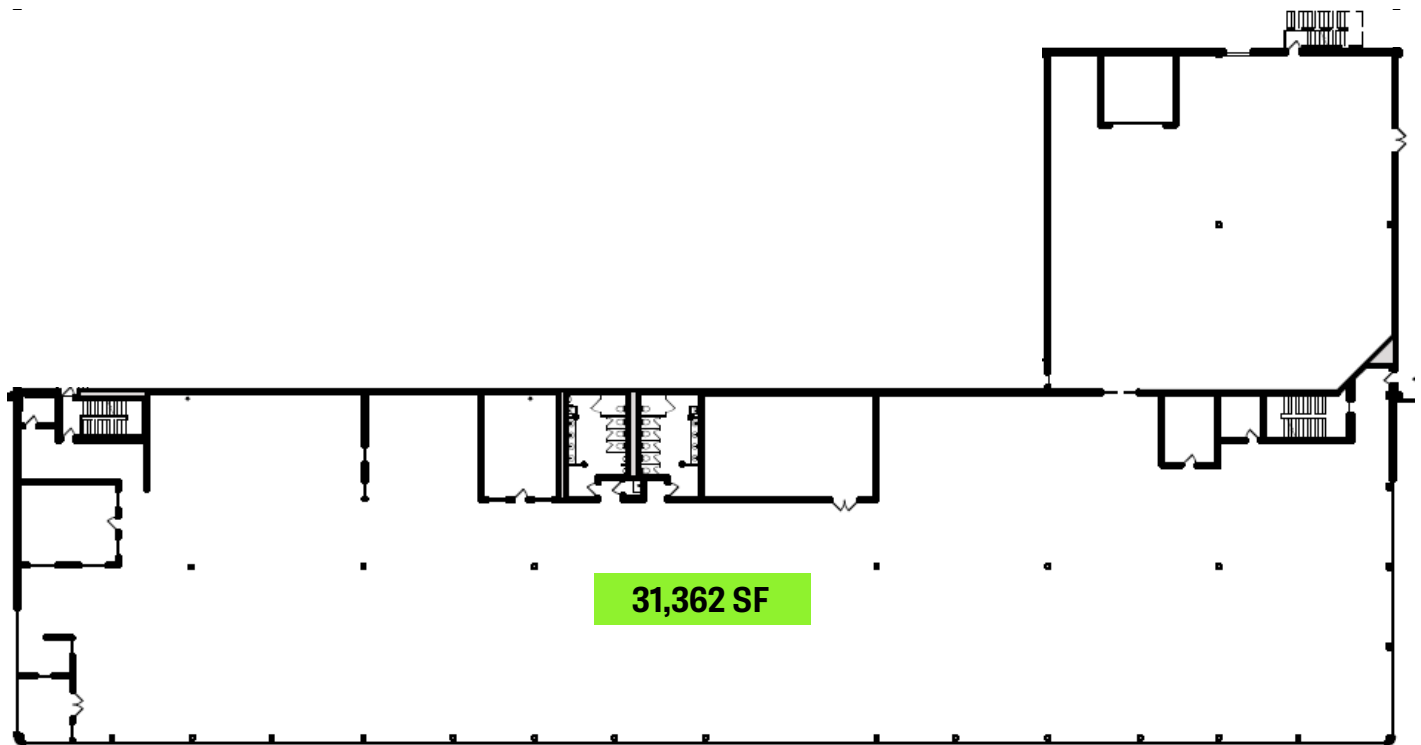


FLOOR OVERVIEW

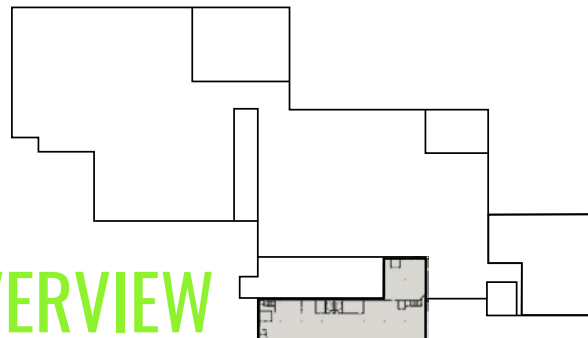


SECOND FLOOR

99,149 SF AVAILABLE NOW



FLOOR OVERVIEW

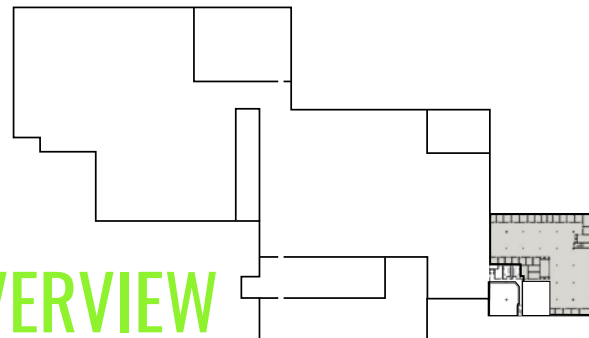


SECOND FLOOR

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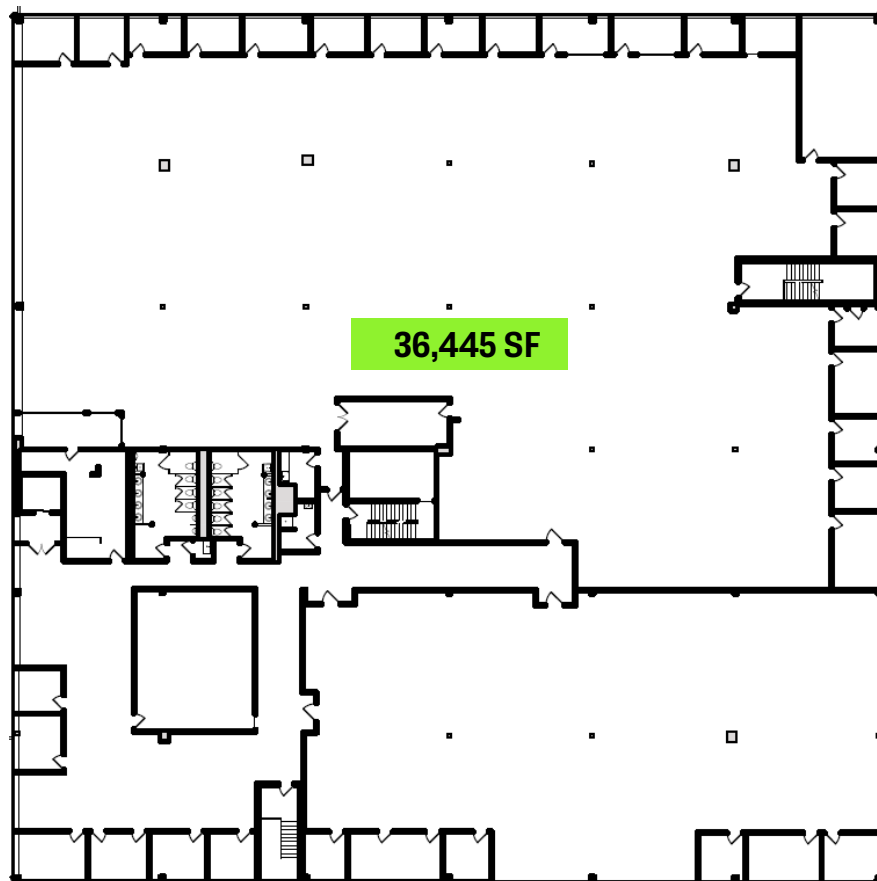


FLOOR OVERVIEW



THIRD FLOOR

99,149 SF AVAILABLE NOW



FLOOR OVERVIEW



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TECHNOLOGY DRIVE

DURHAM, NH



CLICK OR SCAN FOR THE VIDEO

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