PROFESSIONAL OFFICE SPACE 282 CORPORATE DRIVE PORTSMOUTH, NH 03801



PROPERTY OVERVIEW

CBRE | Portsmouth has been retained to lease office space at 282 Corporate Drive on the Pease International Tradeport. The available space consists of $6,000 - 11,000 \pm SF$ with a loading dock and an outside covered deck for summertime lunch breaks. The office space has perimeter offices with plenty of natural lighting and high ceilings that provide a desirable office environment.

Originally serving as the USAF Officer's Club, this one-story office building was constructed in 1950 and later was extensively renovated. It could be expanded to accommodate future tenant growth. There is ample on-site parking and it is conveniently located just off exit 3 of I-95 and exit 1 of the Spaulding Turnpike.

For more information or to arrange a tour, please contact Kent White directly at 603.570.2699 or kwhite@ cbre-portsmouth.com.





www.cbre.com/portsmouth

FOR LEASE OFFICE SPACE

282 CORPORATE DRIVE PORTSMOUTH, NH 03801



PROPERTY SPECIFICATIONS

Available Space:	6,000 - 11,000 ± SF
Building Size:	14,750 ± SF
Availability:	September 2017
Year Built:	1950
Zoning:	Business/Commercial
Floor Plan:	Available upon request
Data:	T-1
Utilities:	Municipal water/sewer
HVAC:	Gas fired, roof-top unit
Sprinkler System:	Wet system
Restrooms:	Located within available space
Parking:	110 \pm on-site spaces
Asking Lease Rate:	\$19.50/SF Modified Gross
NNN Expenses:	Included in base rent
Tenant Expenses:	Electric, HVAC, interior janitorial







CONTACT US

KENT WHITE

Principal Broker | Partner Direct +1 603 570 2699 kwhite@cbre-portsmouth.com

CBRE | PORTSMOUTH

14 Manchester Square, Suite 235 Portsmouth, NH 03801 Main +1 603 427 1333

© 2017 Boulos Holdings, LLC d/b/a CBRE | Portsmouth. The information contained in this document has been obtained from sources believed reliable. While CBRE | Portsmouth does not doubt its accuracy, CBRE | Portsmouth has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



www.cbre.com/portsmouth