

325

CORPORATE DRIVE

PORTSMOUTH, NEW HAMPSHIRE



SUBLEASE OPPORTUNITY
1,456 - 25,521 SF SUITES AVAILABLE

PROPERTY HIGHLIGHTS

- » 102,087 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 passenger/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

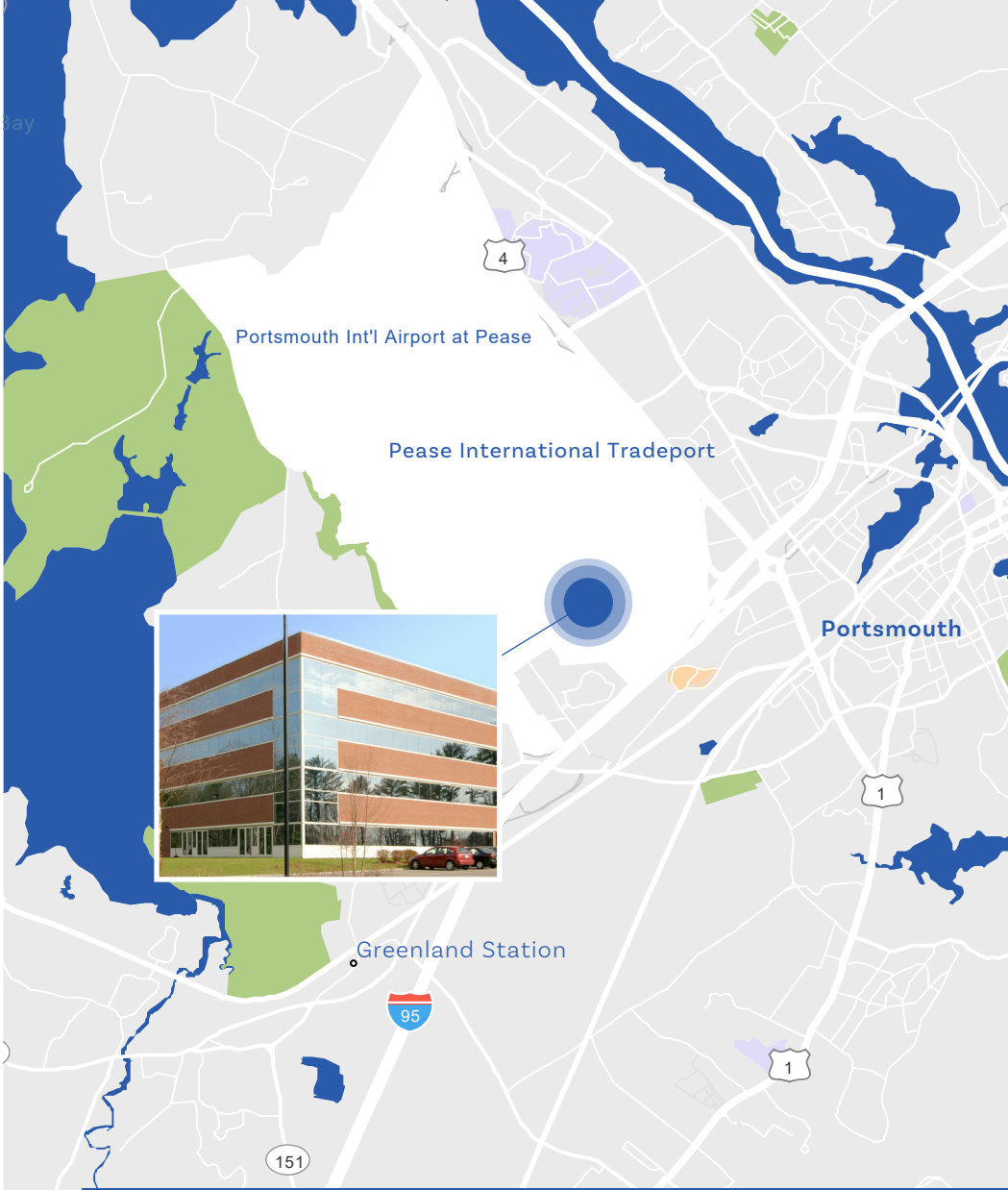
- » Home Depot
- » Eastern Mountain Sports
- » Barnes & Noble
- » Ocean State Job Lot
- » PetSmart
- » Trader Joe's
- » Macy's
- » Party City
- » Best Buy
- » Walmart
- » Homegoods
- » Pure Hockey
- » Rite Aid
- » Whole Foods

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 Marriott
- » Best Western Plus



Conference Room



Collaboration Room



Break room



Open Office Area



FLOOR
PLANS

1,456 SF
OFFICE SUITE

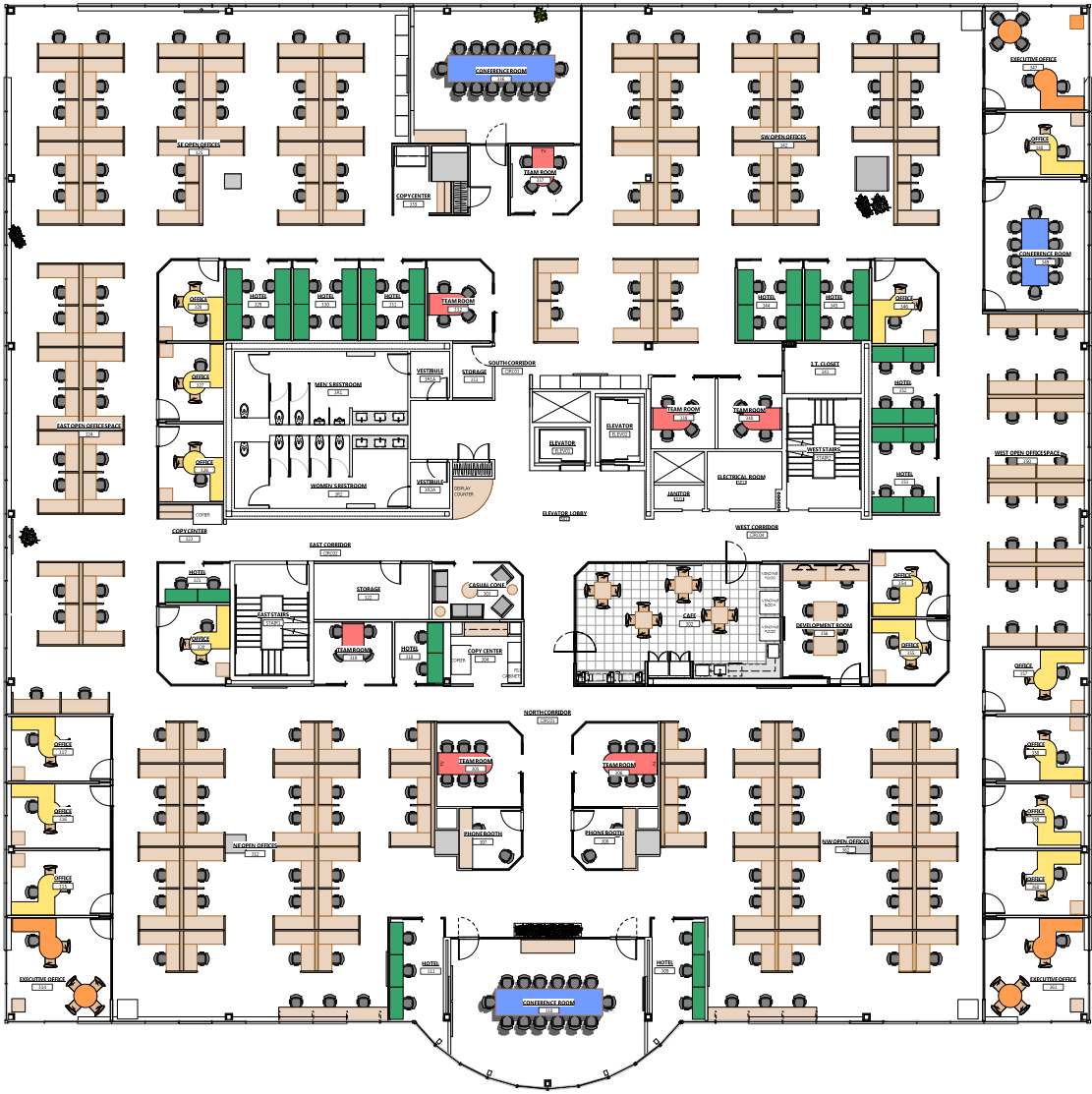


1ST FLOOR
1,456 SF



2ND FLOOR
Divisible Suites
10,992 SF

FLOOR
PLANS



3RD FLOOR
25,521 SF



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PORTSMOUTH, NEW HAMPSHIRE



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