

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



4 STORIES



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



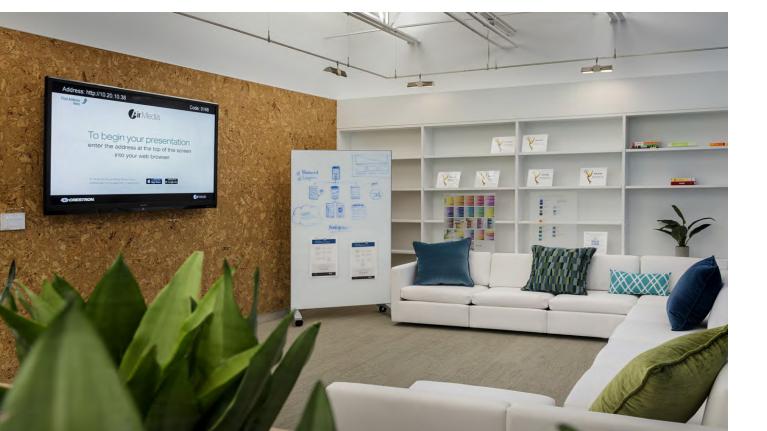
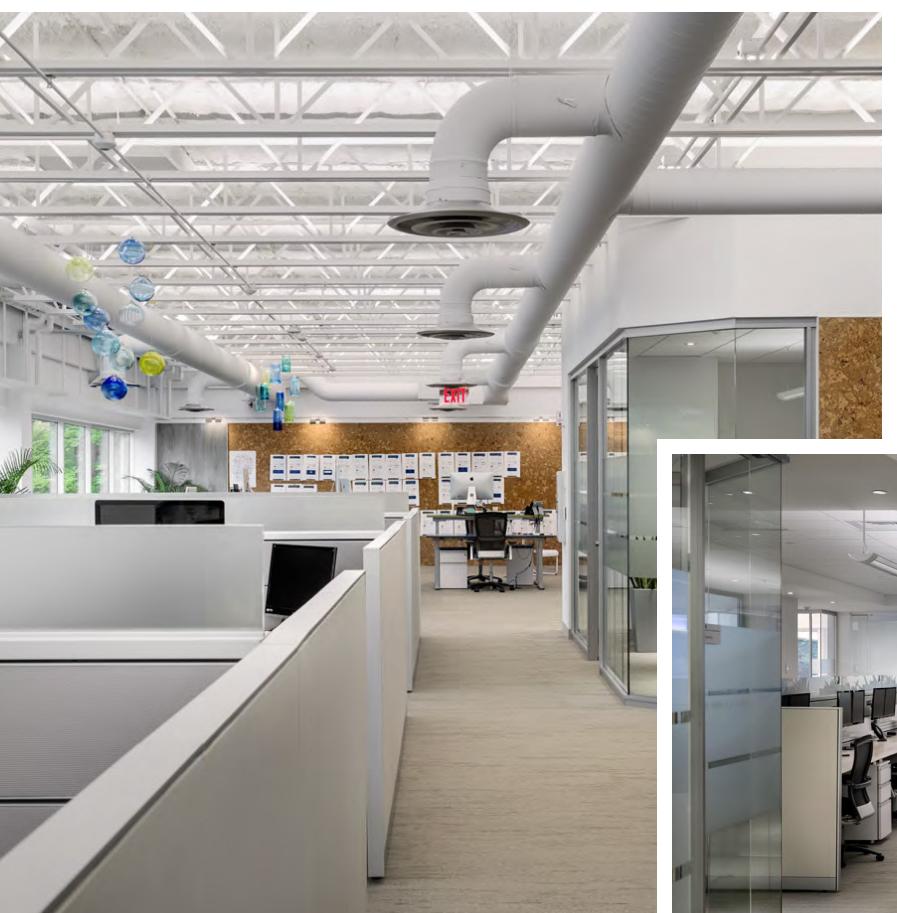
HVAC
5 Carrier Rooftop Units
2 Gas Fired Boilers



LOADING DOCKS
One



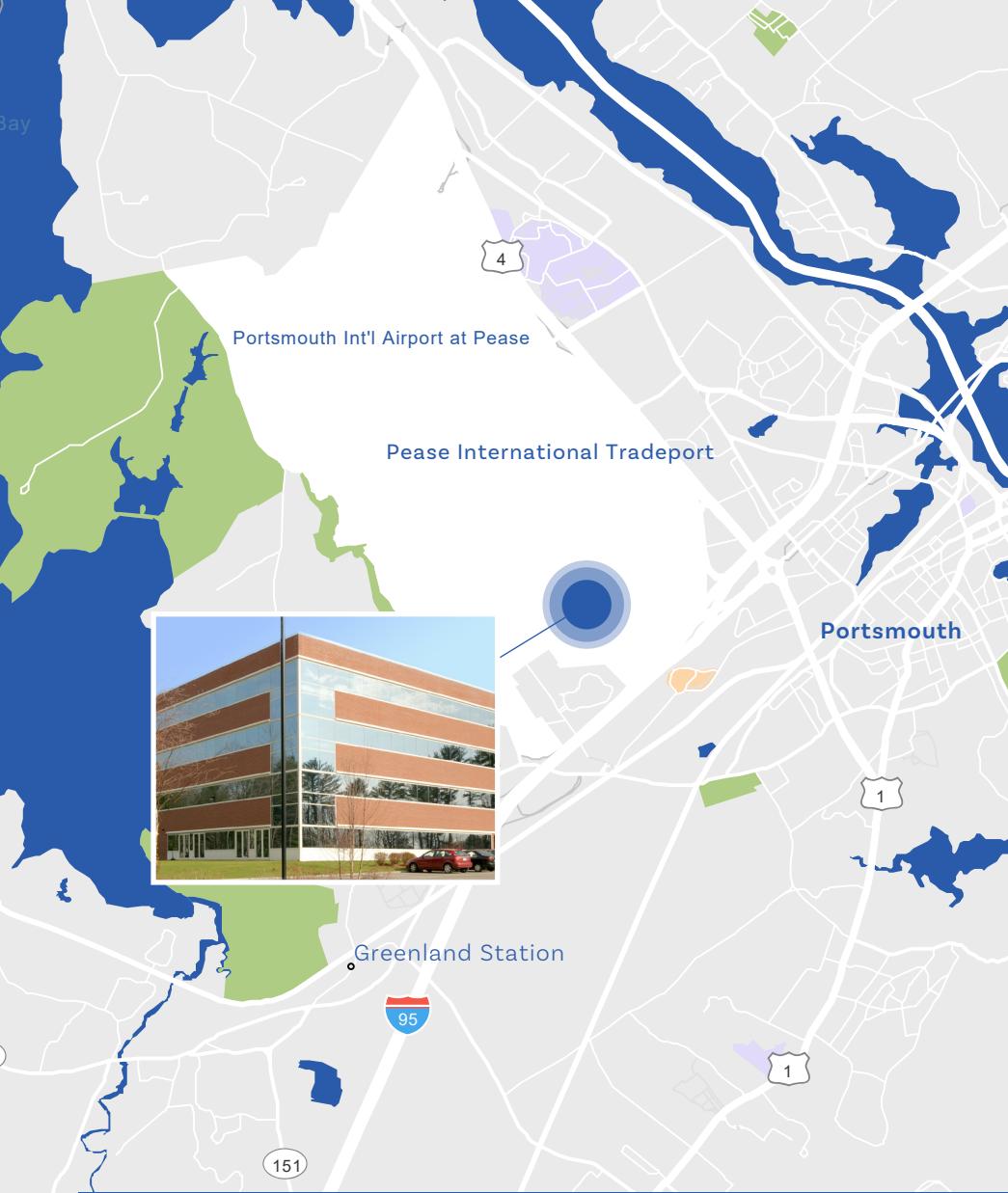
6.64 ACRES



NEARBY AMENITIES

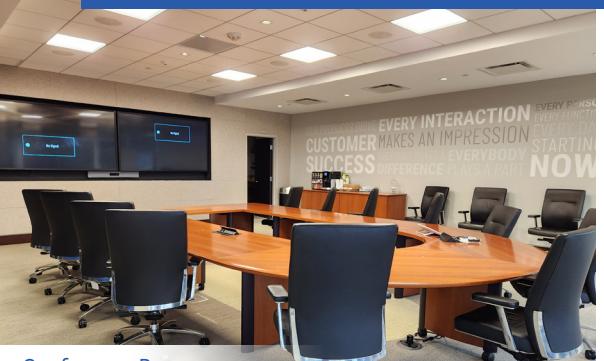
BARS & RESTAURANTS

- » 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

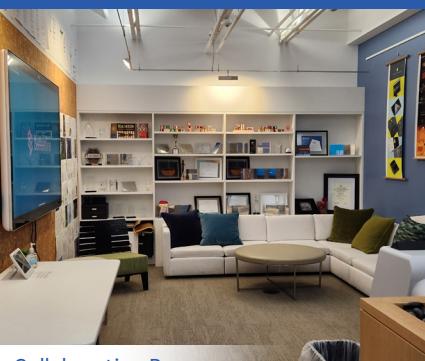


RETAIL & SHOPPING

- » 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



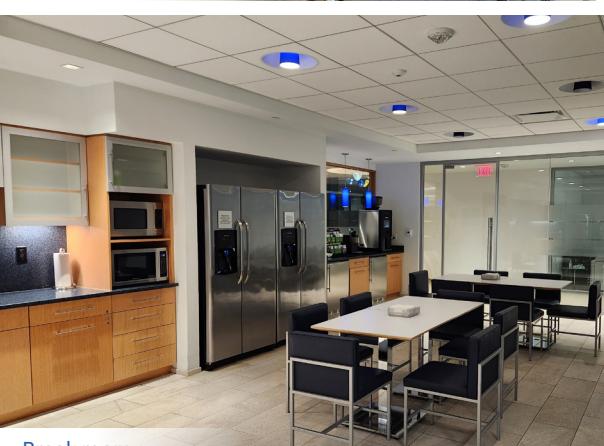
Conference Room



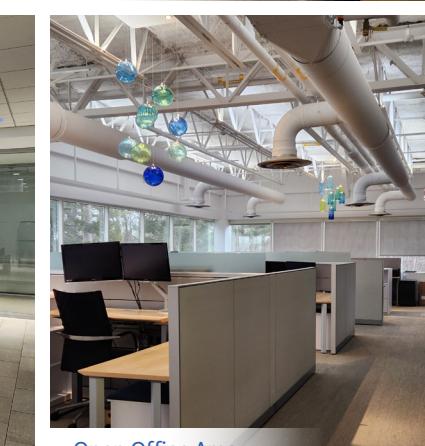
Collaboration Room

HEALTH & FITNESS

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



Break room

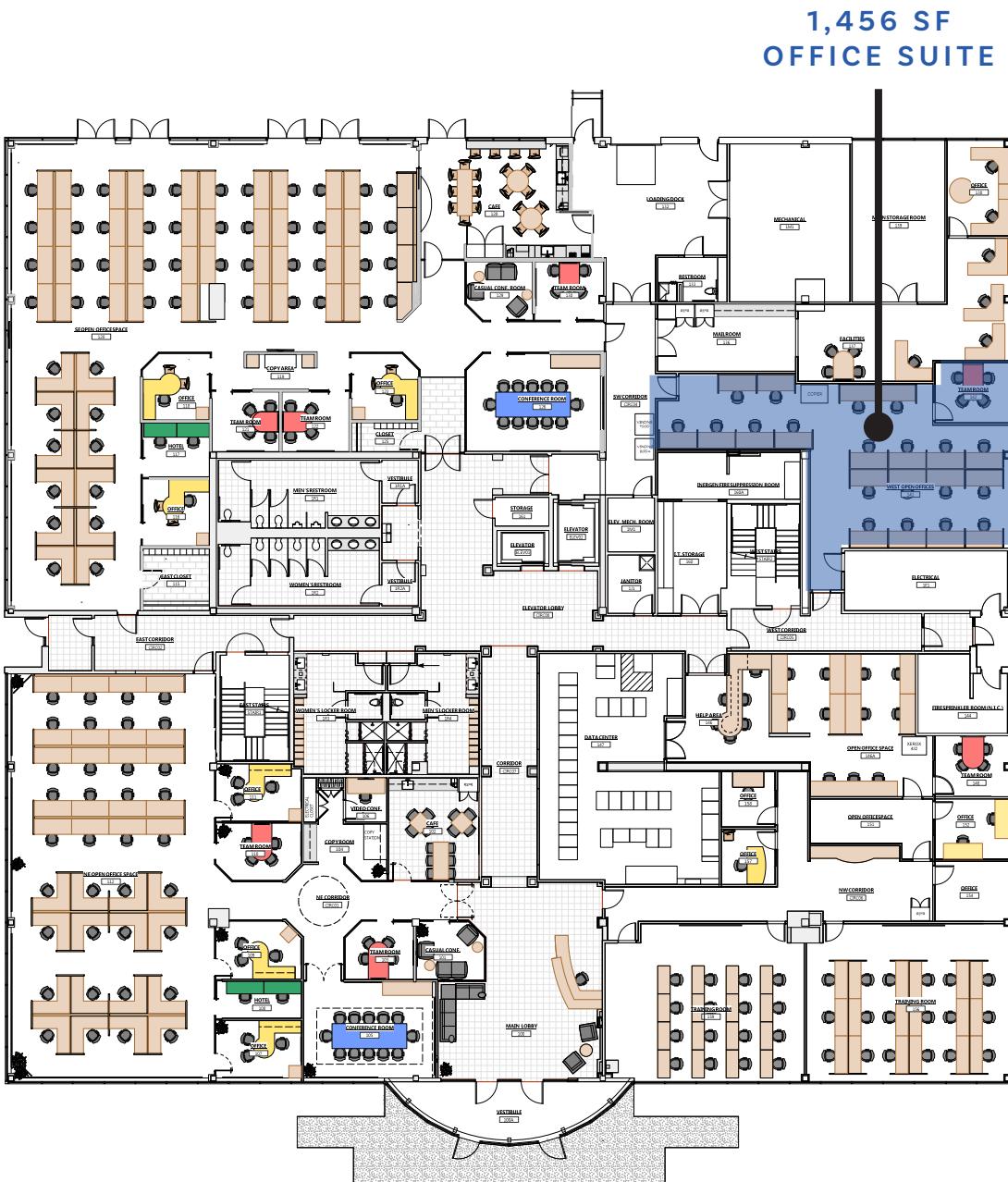


Open Office Area

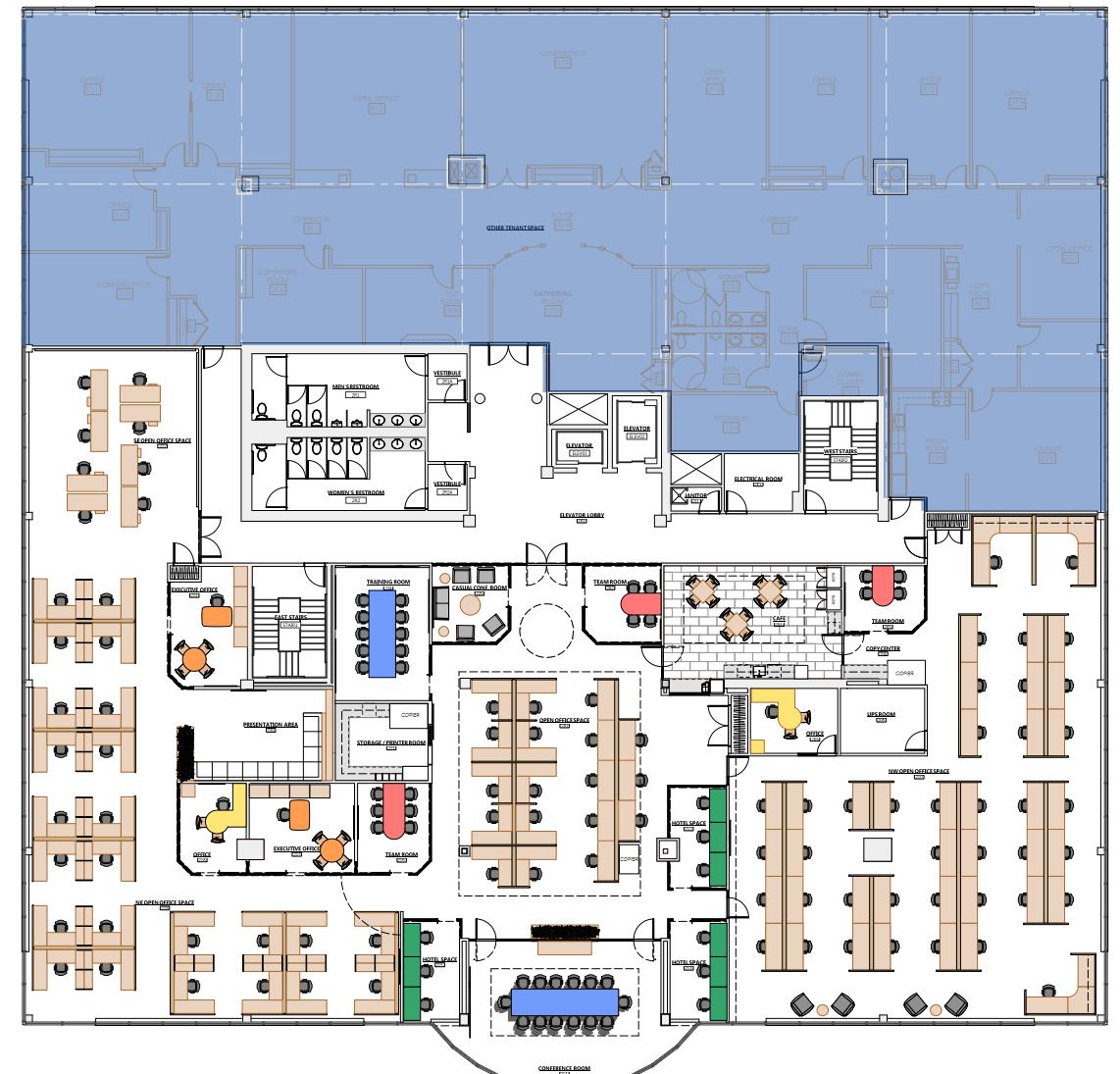
HOTELS & RESORTS

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

FLOOR PLANS



1ST FLOOR
1,456 SF

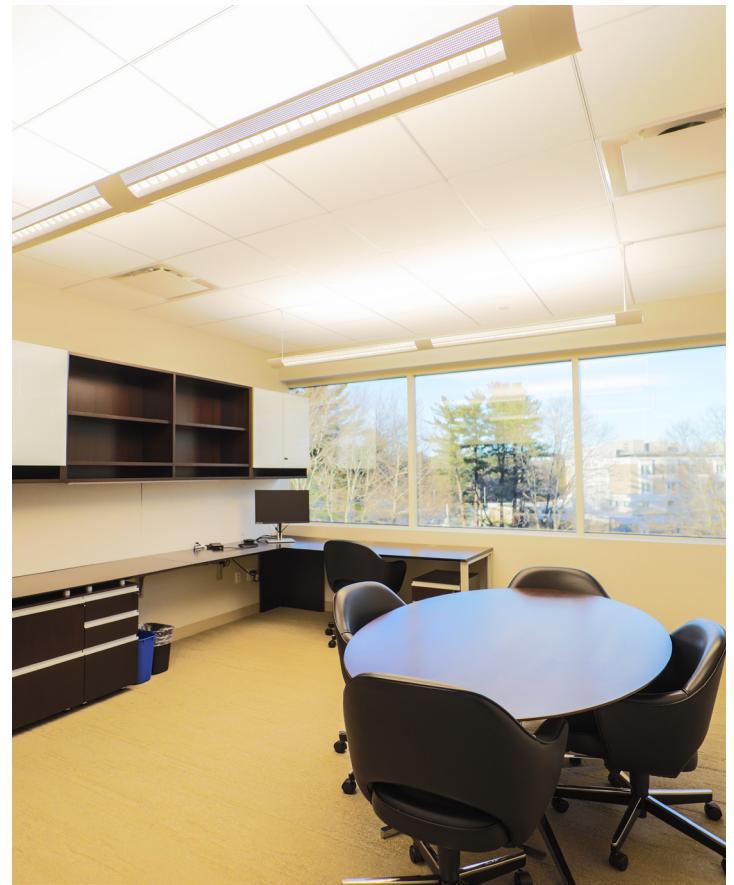


2ND FLOOR
Divisible Suites
10,992 SF

FLOOR PLANS



3RD FLOOR
25,521 SF



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CORPORATE DRIVE

PORSCMOUTH, NEW HAMPSHIRE



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