

# FOR LEASE

\*INCLUDING OWNERSHIP POTENTIAL

360 CORPORATE DRIVE  
PEASE TRADEPORT  
PORTSMOUTH, NH 03801



## HEALTHCARE PROPERTY

Clinicians, how would you like to have potentially all of your and your patient's needs in one spot? This brand new Class A medical facility incorporates the full range of ambulatory services in one location, including: multi-specialty ambulatory surgery center, comprehensive imaging suite (CT, MRI, Ultrasound, and others), pharmacy, and a small laboratory. Designed by healthcare workers in order to ensure we can better serve our patients and the community.

## PROPERTY HIGHLIGHTS

New construction at the Pease Tradeport

Up to 52,000± SF medical office building

Multiple sizing options for available office suites

Prime location: easy access to I-95, Route 1, and Route 4

Public bus stop at front of building for accessibility

Ample free parking & covered patient drop off

Covered bike parking (front & rear)

Designed for synergy with nearby green spaces



ANTICIPATED DELIVERY IN 2025

## CONTACT US



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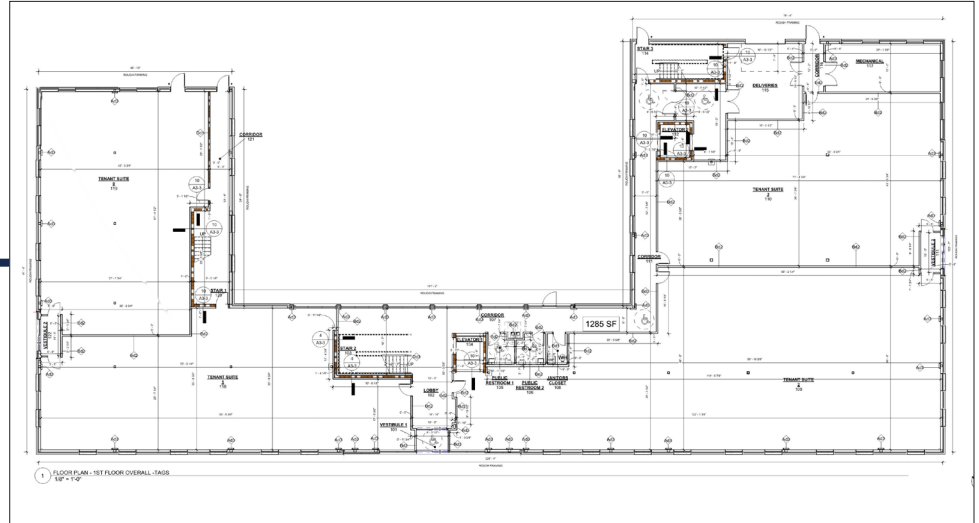


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## CONCEPTUAL FLOOR PLANS

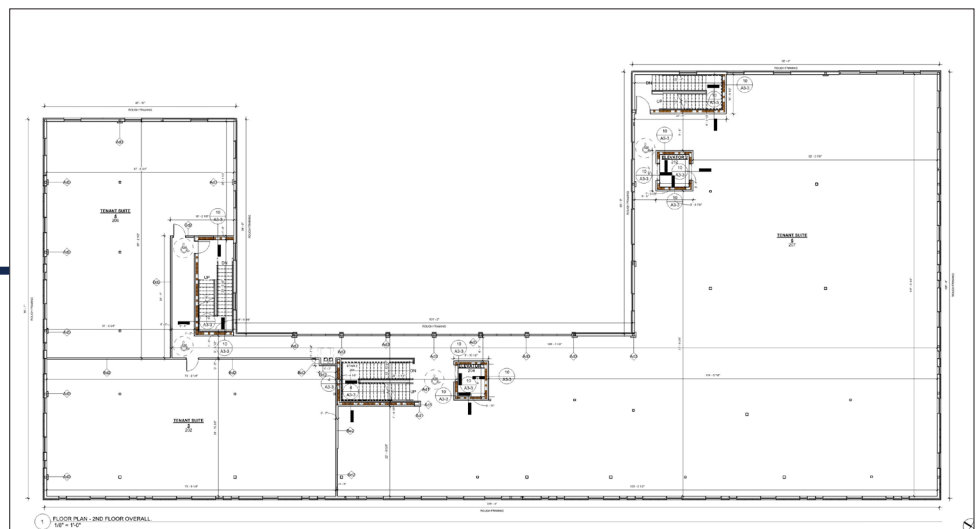
### GROUND FLOOR

- Modern and stylish design for common spaces with outdoor picnic area
- Suites for imaging center and up to three additional tenants
- Large windows throughout common area to capture natural light and engage with adjacent woodlands



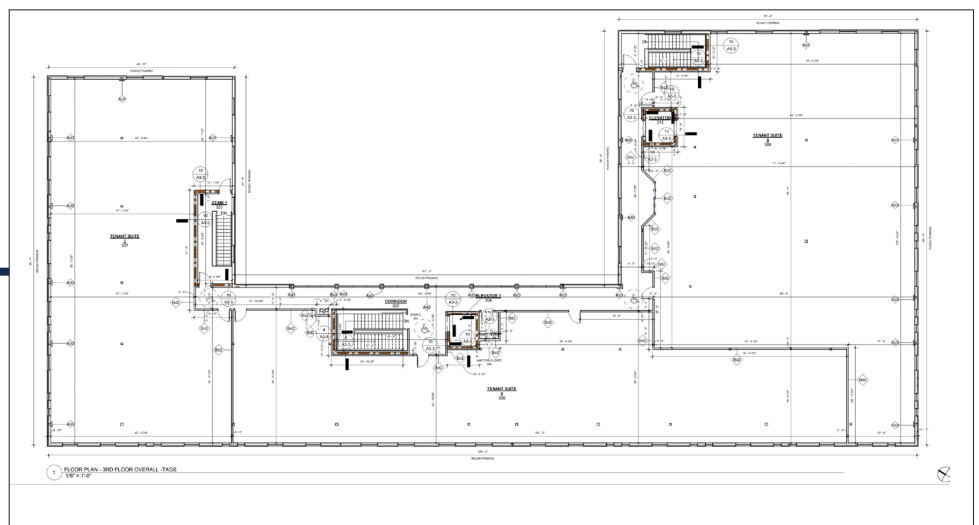
### SECOND FLOOR

- Private lactation room
- Multi-specialty ambulatory surgery facility and up to two additional tenants
- Conference facilities for tenant use only
- Large windows throughout common area to capture natural light and engage with adjacent woodlands



### THIRD FLOOR

- Up to two large tenant spaces for medical/surgical offices
- Large windows throughout common area to capture natural light and engage with adjacent woodlands



## BUILDING HIGHLIGHTS

**STORIES** Three stories with 3-4 suites per floor

**AVAILABLE SUITES** First Floor: 2,430 - 12,375± SF  
Second Floor: 2,388 - 14,841± SF  
Third Floor: 3,678 - 14,785± SF

**TENANT IMPROVEMENT ALLOWANCE (TI)** \$50.00/SF included in the lease rate

**UTILITIES** Tenant directly responsible for HVAC and electric

**CAM** \$8.50/SF (estimate)

**PROPERTY TAXES** \$2.00/SF (estimate)

**LEASE RATE** \$38.00/SF NNN

## CONCEPTUAL INTERIOR DESIGN



*The facility will house a modern, state-of-the-art ambulatory surgery center designed with cost in mind, utilizing robust finishes to support the efficient delivery of high-quality care without compromising patient safety or comfort.*



BRAND NEW CONSTRUCTION  
STATE-OF-THE-ART FACILITIES  
CONVENIENT LOCATION  
QUALITY CARE

## AREA INFORMATION

### NEARBY HOSPITALS (DRIVING DISTANCE)

1. Portsmouth Regional Hospital (2.5 MI)
2. Wentworth-Douglass Hospital (14 MI)
3. Exeter Hospital (14 MI)
4. York, Maine (14 MI)

### POINTS OF INTEREST

1. Historic Downtown Portsmouth
2. Portsmouth International Airport
3. Pease Golf Course
4. Great Bay Wildlife Refuge
5. USS Albacore Museum

### DEMOGRAPHICS

Population (15 MI Radius)  
**52,077**

Median Household Income  
**\$91,915**



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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form (Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.