

200 DOMAIN DRIVE

STRATHAM, NEW HAMPSHIRE

HEADQUARTERS LOCATION



94,000 SF (Divisible)
OFFICE
R&D
FLEX
FOR LEASE



Park amenities include food service in 100 Domain Drive, athletic fields, walking trails and a private campus setting



New roof, HVAC system, updated electrical system, new energy efficient lighting, parking lot updates



Corporate neighbors include Bauer Hockey, Digital Prospectors, the 1 million square foot Lindt & Sprungli U.S. Headquarters & more



Exeter Hospital, Phillips Exeter Academy, shops and restaurants of downtown Exeter are **less than a ten minute drive** from the property



Located minutes from Exit 2 of I-95, immediately off Exit 12 of Route 101



Bright Horizons Child Care Center on site



\$8,000,000+ in recent interior and exterior renovations

ABOUT THE PROPERTY

200 Domain Drive is a two-story, 246,000 SF corporate headquarters property located on the Exeter/Stratham town line. The building has undergone significant upgrades including the replacement of the roof, HVAC system, updated electrical system, new energy-efficient lighting, parking lot upgrades and interior/exterior renovations totaling \$8M. The property has been occupied in its entirety by Timberland as their corporate headquarters since 2000. The newly available space will be repositioned to accommodate multiple tenants and can be customized to suit a tenant's specific needs.

200 Domain Drive is part of the popular Stratham Industrial Park, which is home to Bauer Hockey and the 1 million-square-foot Lindt & Sprüngli U.S. headquarters. The park boasts amenities such as a childcare center, food service, athletic fields, walking trails, outdoor seating and an attractive, maturely landscaped private campus setting. The property is less than a ten-minute drive from Exeter Hospital, Phillips Exeter Academy and the shops and restaurants in historic downtown Exeter. Anticipated improvements include new entrances, updated common areas, new interior and exterior finishes, walkways, an elevator and outdoor seating.

Conveniently located minutes from Exit 2 of I-95, immediately off Exit 12 of Route 101, tenants enjoy quick access to the Seacoast's major highways and attractions. Logan International Airport, Portland, Maine, I-495 and the Manchester-Boston Regional Airport are all within an hour's drive. 200 Domain Drive is the ideal location for companies seeking a headquarters location that offers a wide range of on-site and area amenities, direct highway access and accessibility to the Massachusetts, New Hampshire and Maine labor markets.



PROPERTY SPECIFICATIONS

BUILDING SIZE	246,000 SF
AVAILABLE SPACE	94,000 SF (divisible) ± 42,000 SF on first floor ± 52,000 SF on second floor
LOT SIZE	28.12 acres
ZONING	Industrial
YEAR BUILT	1984, major renovations in 2010, 2019. Repositioning upgrades planned for 2023.
CONSTRUCTION	Reinforced concrete foundation, steel columns, brick exterior over concrete block
COLUMN SPACING	25' on center
ELEVATORS	One Beckwith 2,000 lb. hydraulic One Beckwith 5,000 lb. hydraulic One new elevator for available space
HVAC	Carrier roof-top units
UTILITIES	<i>Water</i> Town of Stratham via 4" waterline <i>Sewer</i> Town of Stratham <i>Natural Gas</i> Unitil via 2" high-pressure line <i>Electric</i> Eversource 5000A, 277/480V, 3Ph, 4W. Electrical system updated in 2009 with K-rated transformers providing 5 to 7 watts PSF exclusive of the HVAC system.
TELECOM	Comcast and Verizon
LIGHTING	Replaced in 2010 with energy efficient T5 lighting with low glare fixtures
ROOF	Carlisle Sure-Weld White TPO installed in 2009 with additional insulation
RESTROOMS	Currently two sets on the second floor and one set on the first floor. Additional restrooms may be added if requested. Day care center has separate restroom facilities.
PARKING	1,008 paved spaces, 4.10/1000 SF
LIFE SAFETY	<ul style="list-style-type: none">• Wet sprinklered throughout• Fire alarm connected to the Stratham Fire Department
AMENITIES	<ul style="list-style-type: none">• Outdoor seating area• Bright Horizon's child care center• Private athletic fields• Heavily wooded site with walking paths

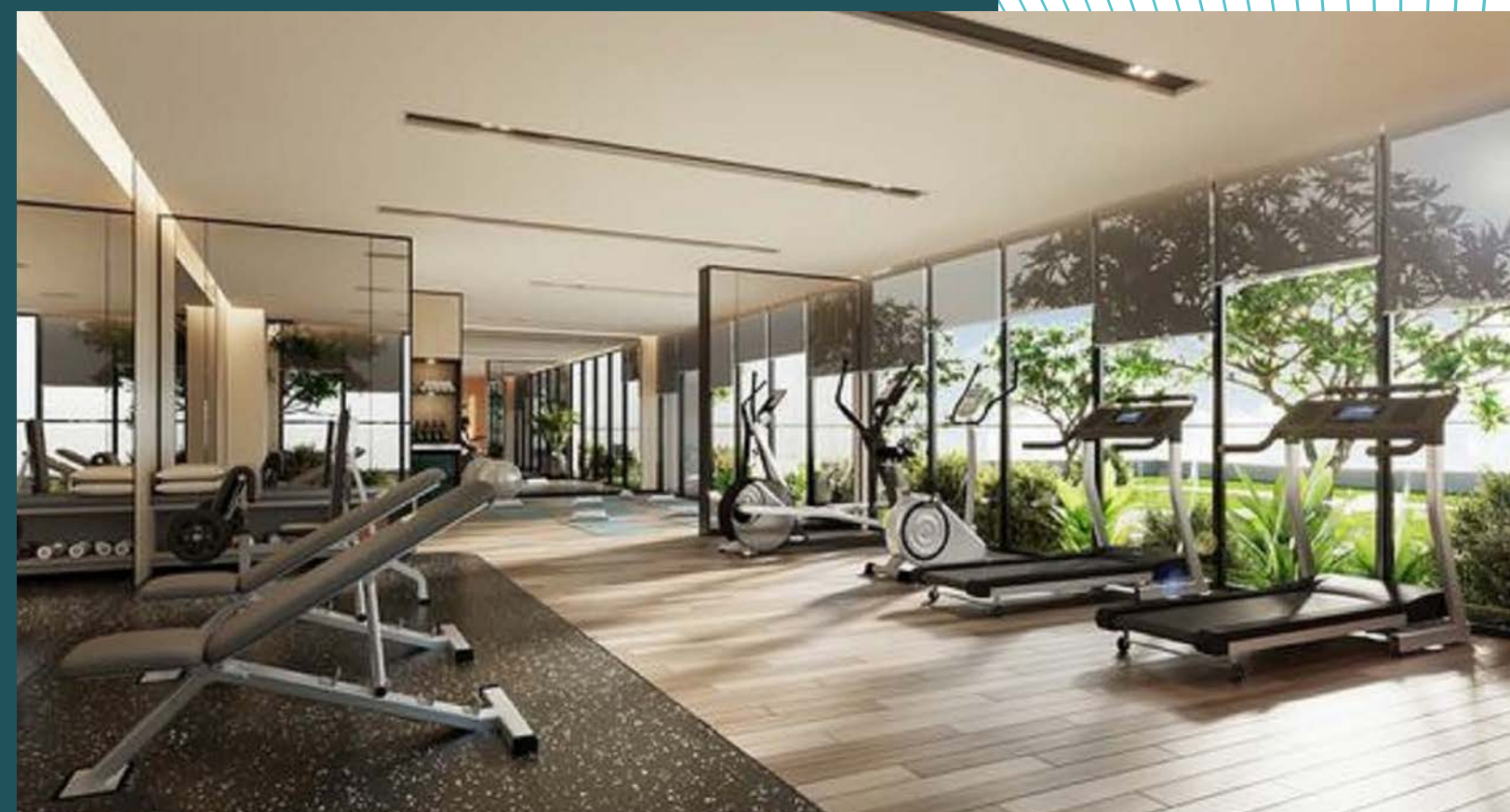


CONCEPTUAL EXTERIOR RENDERING



CONCEPTUAL EXTERIOR RENDERING

CONCEPTUAL RENDERINGS



ACCESS & AMENITIES

WITHIN 3 MILES



33 RESTAURANTS



4 COFFEE/
FAST FOOD



3 FITNESS



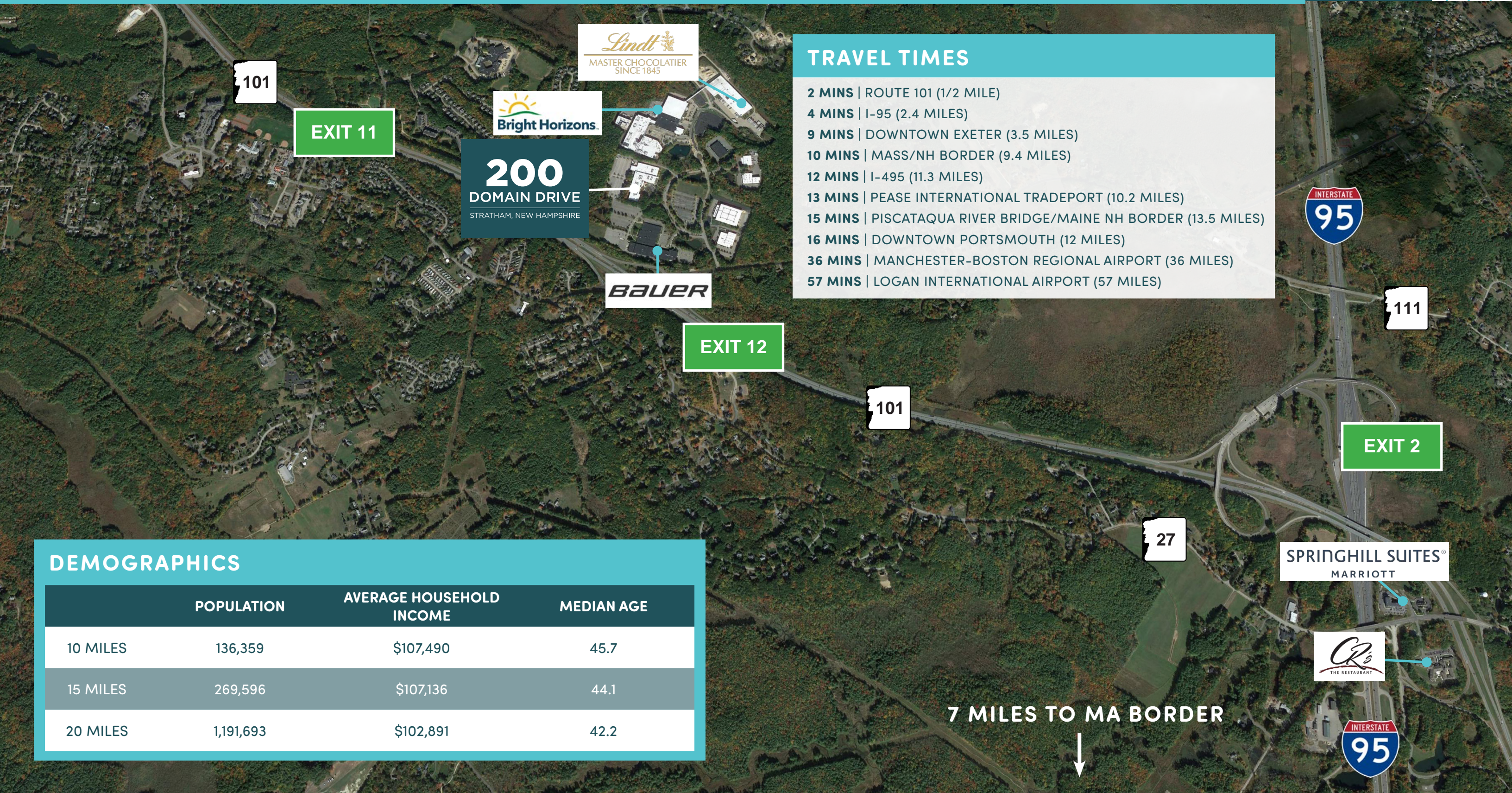
5 SERVICES



2 HOTELS



6 RETAIL/
SHOPPING



200
DOMAIN DRIVE
STRATHAM, NEW HAMPSHIRE

TRAVEL TIMES

- 2 MINS | ROUTE 101 (1/2 MILE)
- 4 MINS | I-95 (2.4 MILES)
- 9 MINS | DOWNTOWN EXETER (3.5 MILES)
- 10 MINS | MASS/NH BORDER (9.4 MILES)
- 12 MINS | I-495 (11.3 MILES)
- 13 MINS | PEASE INTERNATIONAL TRADEPORT (10.2 MILES)
- 15 MINS | PISCATAQUA RIVER BRIDGE/MAINE NH BORDER (13.5 MILES)
- 16 MINS | DOWNTOWN PORTSMOUTH (12 MILES)
- 36 MINS | MANCHESTER-BOSTON REGIONAL AIRPORT (36 MILES)
- 57 MINS | LOGAN INTERNATIONAL AIRPORT (57 MILES)

DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
10 MILES	136,359	\$107,490	45.7
15 MILES	269,596	\$107,136	44.1
20 MILES	1,191,693	\$102,891	42.2

7 MILES TO MA BORDER



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STRATHAM, NEW HAMPSHIRE



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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
		Cushman & Wakefield of NH 012561	
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.