

FOR SALE OR LEASE

PEASE TRADEPORT OFFICE SPACE

25 NEW HAMPSHIRE AVENUE
PORTSMOUTH, NEW HAMPSHIRE 03801



PROPERTY HIGHLIGHTS

- + LEED Gold designation
- + Full back up generation
- + Highly efficient shell and building systems
- + Geothermal HVAC system
- + LED lighting throughout
- + Solar domestic HW system
- + Environmentally friendly landscaping
- + Secured underground parking garage
- + Free surface parking
- + Public terraces
- + Monument signage
- + 3 Phase/480V power
- + 3-stop passenger elevators



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FOR SALE OR LEASE CLASS A OFFICE SPACE



PROPERTY OVERVIEW

CBRE | Portsmouth is pleased to present 25 New Hampshire Avenue at the Pease International Tradeport for sale or lease. With up to 15,147 square feet of LEED Gold, class A, available space, this is truly a unique opportunity for a professional or medical office user looking for a signature location.

Space will be delivered in “as is” condition with a tenant improvement allowance of \$35.00/SF to assist with the tenant’s fit up in the case of a lease. In addition, individual units may be purchased. Contact broker for details.

The Pease Tradeport has become one of the most recognized addresses in Northern New England. With easy access to I-95 and the Spaulding Turnpike, companies located at Pease are able to recruit employees from Boston, Manchester, and Portland which are all within a one hour commute.

Amenities at Pease include Paddy’s American Grille, Redhook Brewery, the Pease Golf Course and 14 Manchester Square, a retail marketplace, which offers a variety of retail conveniences and a food court.



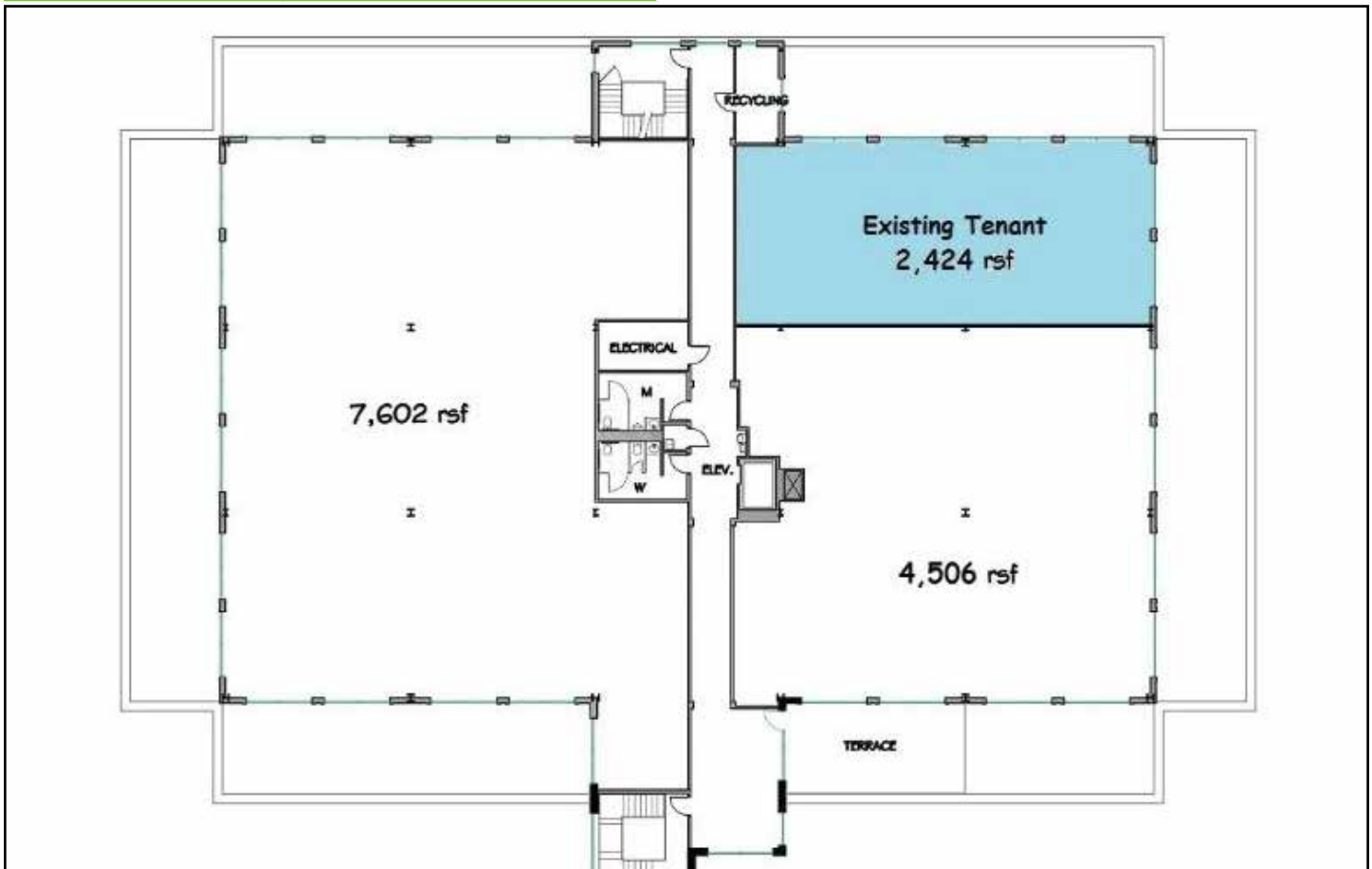
25 NEW HAMPSHIRE AVENUE PORTSMOUTH, NH 03801

PROPERTY SPECIFICATIONS

Building Size:	36,881 ± SF
Available SF:	2,000 - 15,147 ± SF (Second Floor)
Occupancy:	Immediate
LEED Designation:	Gold
Zoning:	ABC (Airport Business Commercial)
Assessor's Reference:	0302/0007/0007
Floor Plans:	Available from broker
Parking:	Secured parking garage and free surface parking available
Signage:	Monument/Interior
Elevator:	3-stop passenger elevators

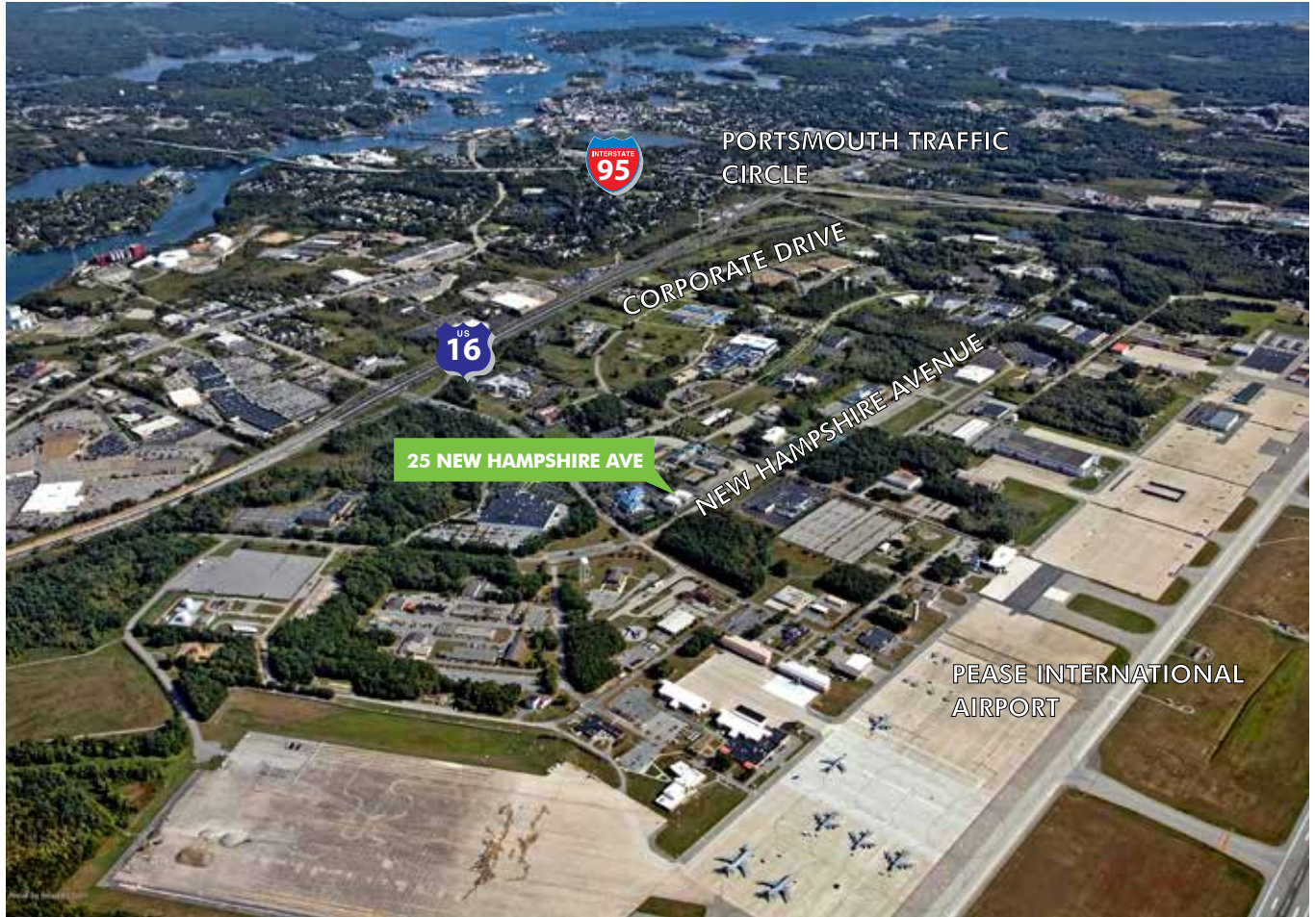
Water/Sewer:	Municipal/solar HW system
Electrical Service:	3 Phase/480V power
HVAC:	Geothermal HVAC system
Sprinklers:	Fully sprinklered, wet system
Additional Power:	Full back up generation
Tenant Improvement Allowance:	Asking lease rate includes a \$35.00/SF Tenant Improvement Allowance.
Asking Lease Rate:	\$18.00/SF NNN
Estimated NNN:	\$6.47/SF
Tenant Expenses:	Electric for lights, plugs and HVAC
Sale Price:	Contact broker for details

SECOND FLOOR



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Portsmouth, NH 03801



CONTACT US

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