

100 Eileen Dondero Foley Avenue | Portsmouth | New Hampshire



NEW CONSTRUCTION

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66,478± SF Professional Class A Office Building FOR LEASE

New Construction, Beautiful Campus Setting

Construction is complete on this new four-story professional office building across from the Portsmouth Regional Hospital. Unique opportunity to customize your office space. Building features direct access from the first and second floors given its setting on the site. Large glass feature windows, state-of-the-art HVAC system and a beautifully designed lobby with two elevators. Easy access from I-95 and the Spaulding Turnpike and downtown Portsmouth.

For further information call
Margaret O'Brien at 603.427.0700.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

bow street, LLC
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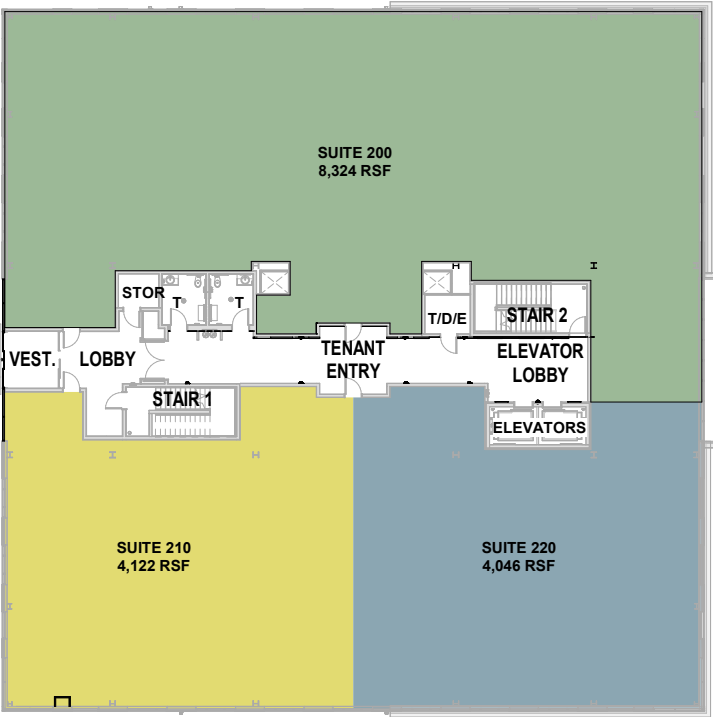
111 Bow Street, Portsmouth, NH 03801 | 603.427.0700 | www.bowstcommercial.com

Property Specifications

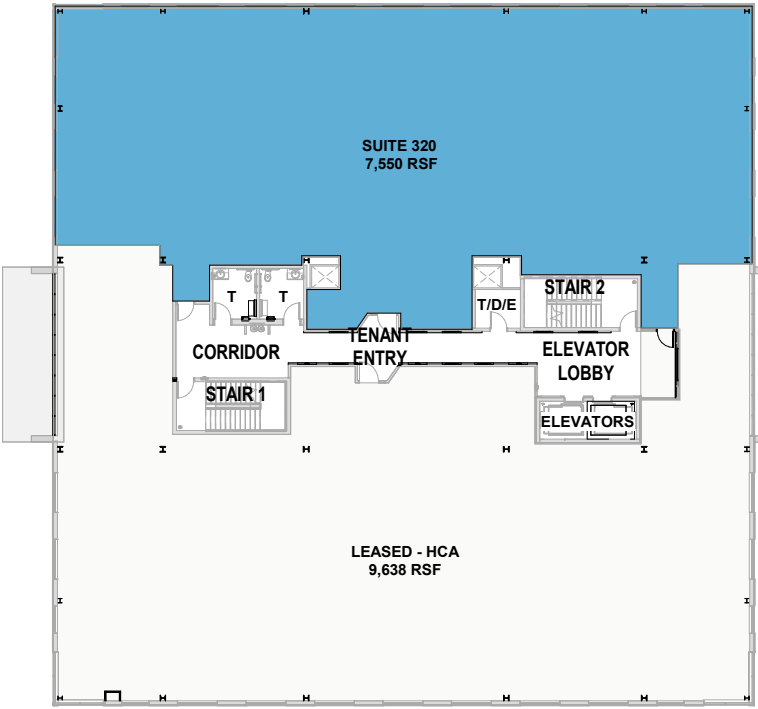
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|---------------------------------|---|
| BUILDING SIZE: | 66,478 rentable square feet on four floors |
| AVAILABLE SPACE: | 40,966 total square feet (see chart) |
| YEAR BUILT: | 2020 |
| LAND AREA: | 5.32± acres (36.24± available for future development) |
| ZONING: | Office, Research |
| HVAC: | Two ERUs (Energy Recovery Units) - Rooftop VAV box controlled throughout Tenant spaces Gas boiler fired reheat and DX cabling ERU |
| UTILITIES: | Public water and sewer & natural gas |
| SIGNAGE: | Signage is available on building, entrance pylon as well as interior directories |
| PARKING: | Ample free on-site, approx. 274 spaces, 4 per 1,000 |
| MANAGED BY: | The Kane Company |
| AVAILABILITY: | Spring 2020 |
| ASKING LEASE RATE: | \$27.50 RSF, NNN |
| OPERATING EXPENSES (EST. 2020): | \$3.85 RSF |
| REAL ESTATE TAXES (EST. 2020): | \$2.50 RSF |



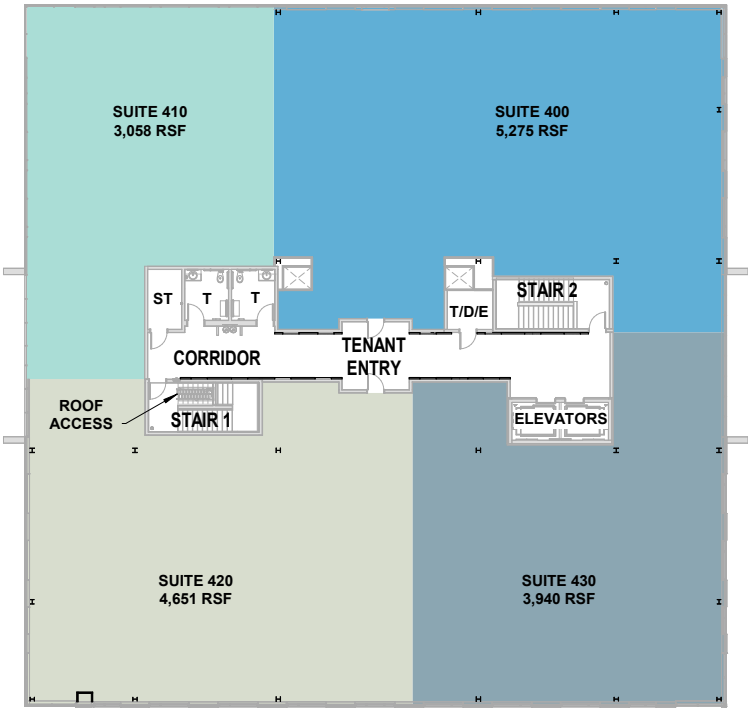
Floor Plans



Second Floor



Third Floor



Fourth Floor

| Total (RSF) | Available (RSF) Conceptual Suites | |
|-----------------------|--------------------------------------|--------|
| Second Floor: 16,492± | Suite 200 | 8,324± |
| | Suite 210 | 4,122± |
| | Suite 220 | 4,046± |
| Third Floor: 7,550± | Suite 320 | 7,550± |
| Fourth Floor: 16,924± | Suite 400 | 5,275± |
| | Suite 410 | 3,058± |
| | Suite 420 | 4,651± |
| | Suite 430 | 3,940± |