CUSHMAN & WAKEFIELD

325 CORPORATE DRIVE

PORTSMOUTH, NEW HAMPSHIRE



SUBLEASE OPPORTUNITY

1,456 - 10,992 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
- **GENERATOR:** 2010 CAT LC6 400 kW & 2002 Cummings DGDB-5557675 diesel fired, pad mounted for data & server rooms; Olympian D125P1 125 kW diesel fired, pad mounted for life safety.
- **SECURITY:** Key card system
- **RESTROOMS:** Men's & women's restrooms on every floor. First floor has separate mens and womens showers with lockers.
- **AMENITIES:**
  - 3 EV charging stations in front of building
  - Picnic tables, Wi-Fi and bike rack in back of building
  - Furniture available

4 STORIES

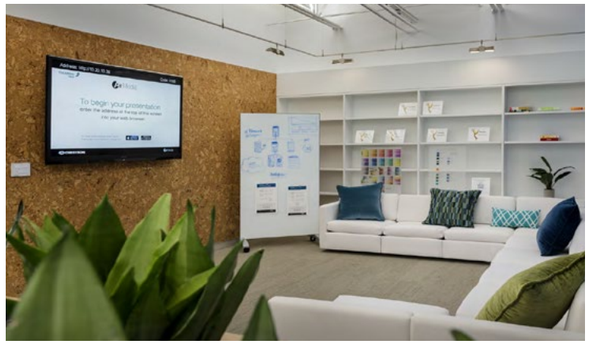
PARKING
435 Existing
Surface (4.31/1,000 SF)

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

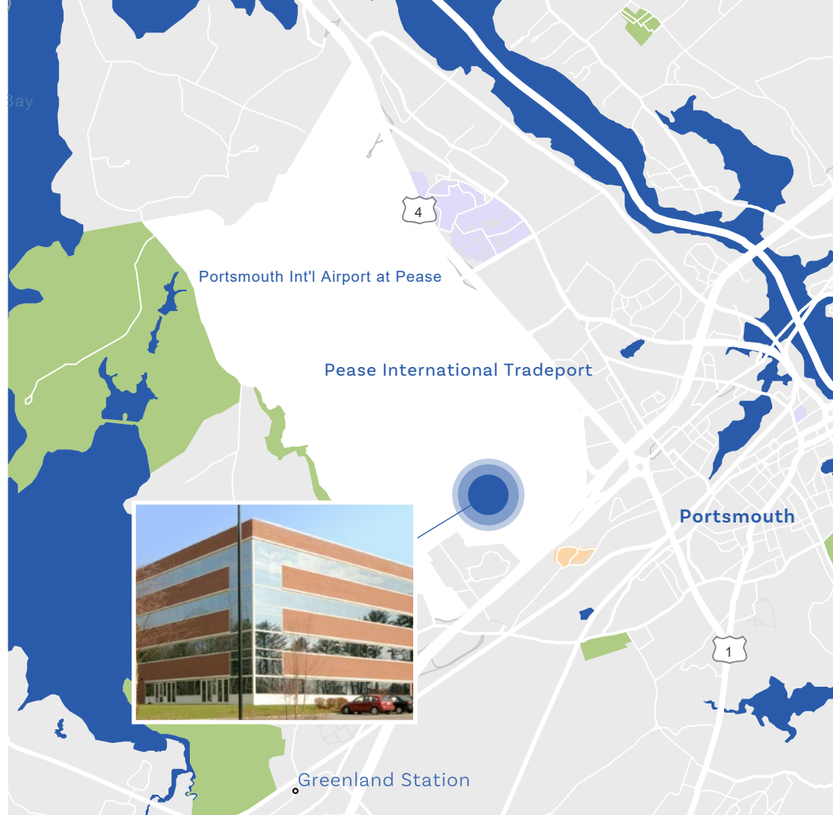
- Home Depot
- Eastern Mountain Sports
- Barnes & Noble
- Ocean State Job Lot
- PetSmart
- Trader Joe's
- Macy's
- Party City
- Best Buy
- Walmart
- Homegoods
- Pure Hockey
- Rite Aid
- Whole Foods

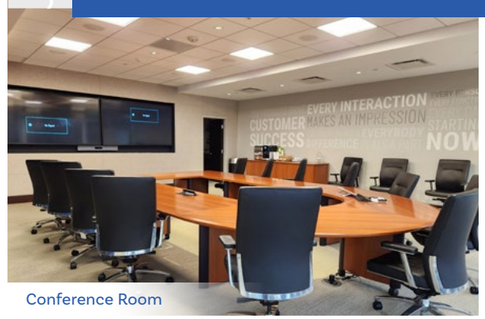
HEALTH & FITNESS

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

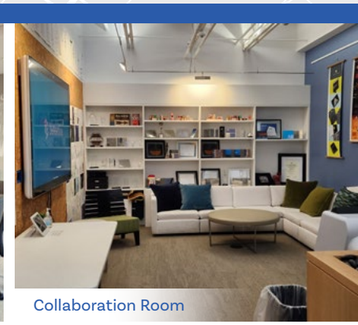
HOTELS & RESORTS

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





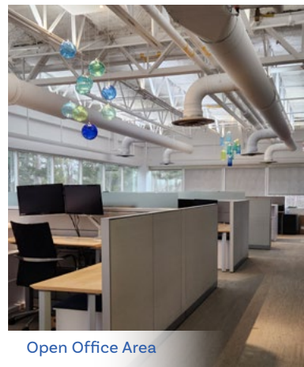
Conference Room



Collaboration Room



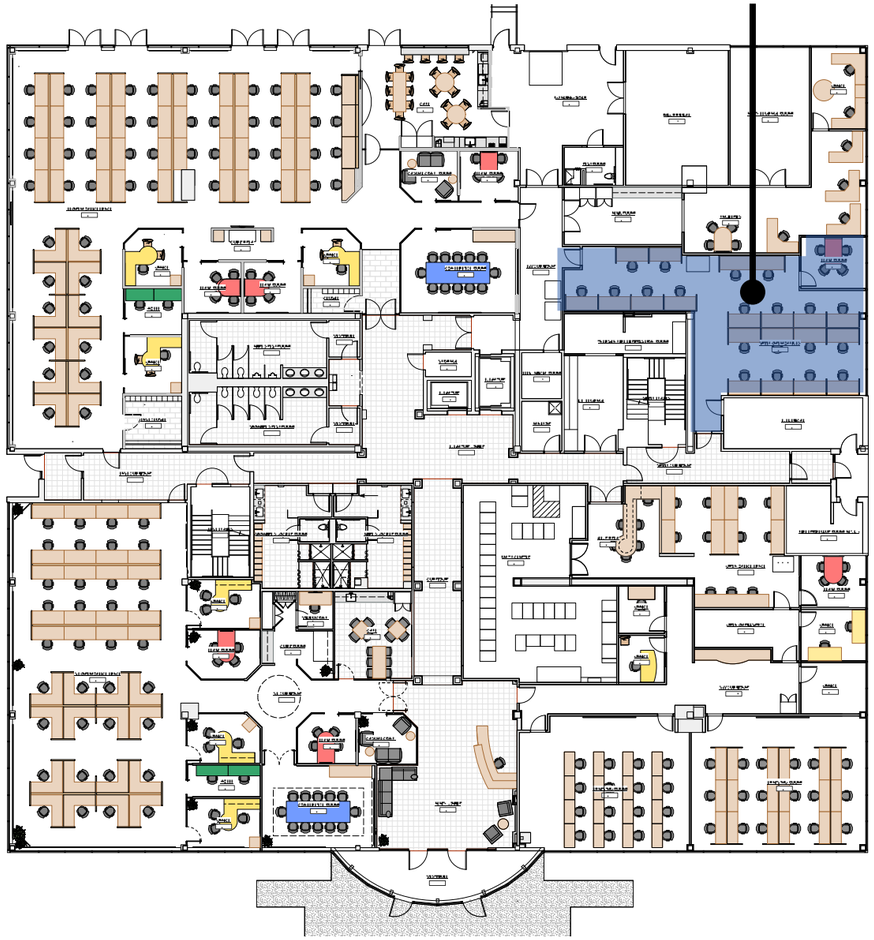
Break room



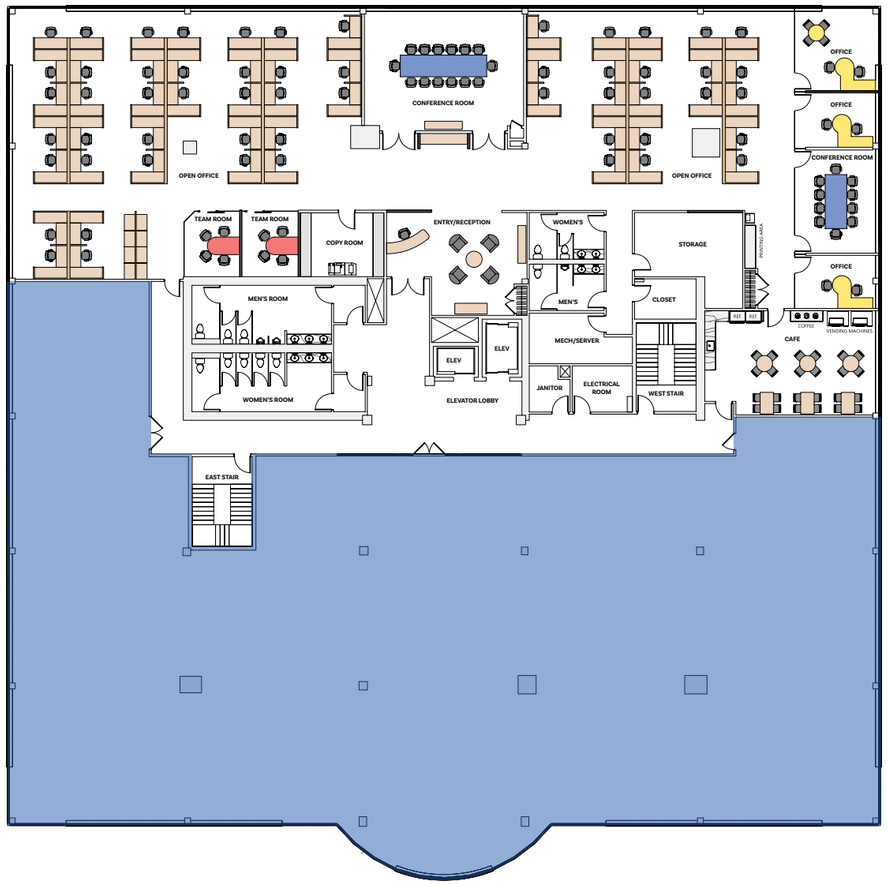
Open Office Area

FLOOR PLANS

1,456 SF
OFFICE SUITE

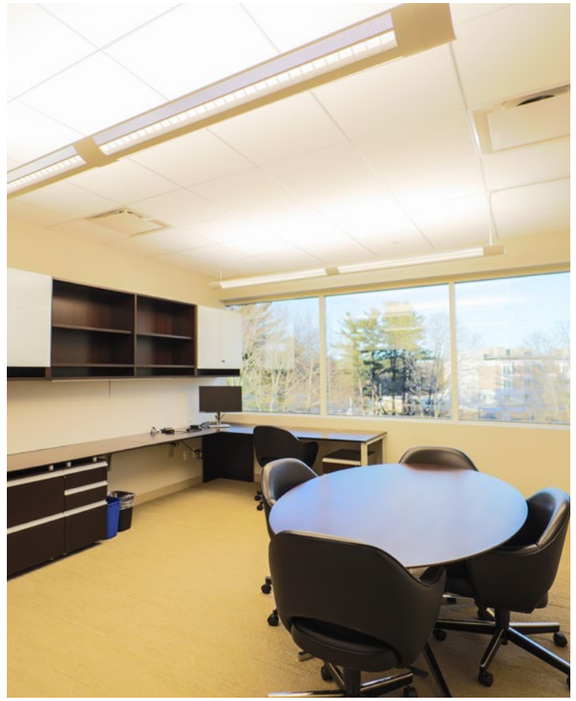


1ST FLOOR
1,456 SF



2ND FLOOR
Divisible Suites
3,000 SF - 10,992 SF







The New Hampshire **Advantage**

No Sales, Income, Use, or Estate Tax

Low Business Taxes

Economic Revitalization Zone Tax Credits

Highly Educated Workforce

#1 State for Economic Opportunity (U.S. News & World Report, 2024)

#1 Domestic Airport (Travel + Leisure, 2023)

#1 Best State to Relocate (Kiplinger)

#3 Best State for Jobs (WalletHub, 2023)

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