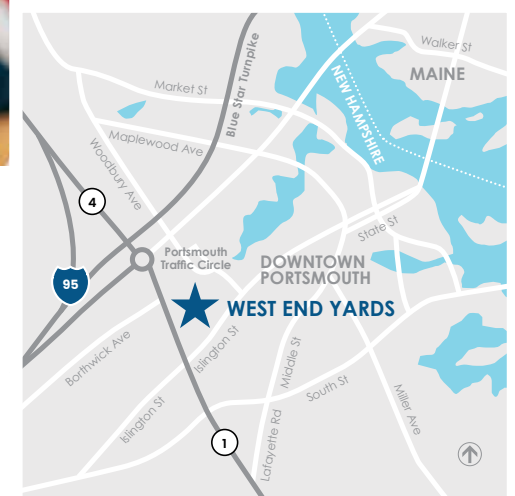


WEST END YARDS

WEST END YARDS is a walkable community located in charming and historic Portsmouth, New Hampshire, one of the fastest growing seaside communities in the country. The new, environmentally-conscious development blends the energetic local flavor of Portsmouth with its unique past. Offering customizable, Class A office space, West End Yards' businesses and their employees are central to boutique retail, a microbrewery and food hall concept designed in collaboration with Colicchio Consulting, urban green spaces with a public dog park, pedestrian bridge, walk/bike paths for quick access to the surrounding community and more!

West End Yards is where Portsmouth business meets quintessential New England.



OFFICE SPACE OFFERING SUMMARY

5,000 SF - 20,000 SF

CUSTOMIZABLE, CLASS A,
LOFT-STYLE OFFICE SPACE AVAILABLE

5 Parking Spaces / 1,000 SF

**Central Location to
Downtown Portsmouth**

WITH IMMEDIATE ACCESS TO I-95 AND ROUTE 1

**Minutes from Portsmouth
International Airport at Pease**

AND APPROXIMATELY ONE HOUR
FROM LOGAN INTERNATIONAL AIRPORT

Planned Amenities

MICROBREWERY AND FOOD HALL
13,000 SF RETAIL
PROPOSED SHUTTLE SERVICE

PROPERTY HIGHLIGHTS

- Customizable, Class A floor plans in a signature location
- Close proximity to Downtown Portsmouth, Cottage/Cate Street neighborhoods and the West End District via thoughtfully-designed bike and walking paths along Hodgson Brook
- Proposed shuttle service between Portsmouth Green, West End Yards, Downtown Portsmouth and Pease Tradeport
- World-class microbrewery and food hall designed in collaboration with Colicchio Consulting, America's foremost food hall experts with multiple dining options to suit any tastes
- Sustainability planned development with beautifully landscaped green spaces for tenants and the community to enjoy including walking trails and bike paths
- Year-round, on-site entertainment via lively events calendar & programming
- Access to amenities, including: restaurant delivery services, auto detailing, dog grooming and walking services, dry cleaning, mobile concierge and more!



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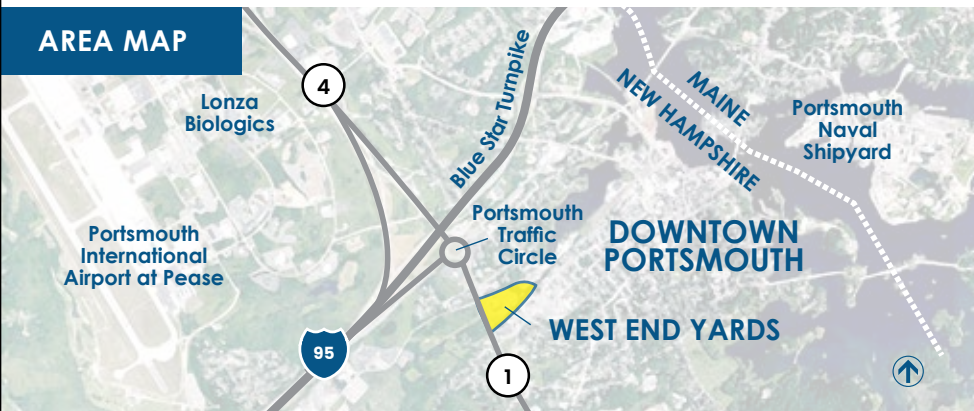
FOOD HALL CONCEPT

West End Yards will feature a unique microbrewery and food hall designed in collaboration with Colicchio Consulting, America's foremost consultants. This 7,000 SF space will unite the best restaurant concepts with memorable events programming for a truly distinctive dining and entertainment experience in Portsmouth's West End District.

MARKET HIGHLIGHTS

- Premier location in Portsmouth's up-and-coming West End District – a vibrant, energetic community rich in history and primed for growth.
- Portsmouth is considered a top relocation destination and makes up part of the famed Seacoast area, connected to Southern Maine by the well-known Naval Shipyard.
- The City enjoys a robust offering of boutique retail and diverse dining options (25,000+ restaurant seats in the City), exciting entertainment opportunities and endless cultural experiences via local art galleries, the Seacoast Repertory Theatre and Portsmouth Music Hall.
- West End Yards will offer a dynamic entertainment and events program for tenants and the surrounding community to enjoy, inclusive of food truck festivals, farmers markets, live performances, outdoor movies and more – all footsteps from your new office location!

AREA MAP



OFFICE SPACE SPECIFICATIONS

AVAILABLE SPACE - 2ND FLOOR

20,000± SF (minimum divisible to 5,000± SF)

OCCUPANCY

Spring 2020

ZONING

Gateway Corridor Mixed Residential District (G1)
Office Permitted

FLOOR PLANS

Available from Broker

DELIVERY OF SPACE

Cold Dark Shell or
Vanilla Box Base Building
Spec Available from Broker

TI ALLOWANCE

\$50/SF
Minimum Lease Term
5 years

LEASE RATE \$30/SF NNN

CAM/TAXES

\$5.50±/SF (estimated)

TENANT EXPENSES

Utilities and Internal Janitorial



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