

WEST END YARDS

PORTSMOUTH NEW HAMPSHIRE'S PREMIER LIVE-WORK-PLAY NEIGHBORHOOD - COMING SUMMER 2021



WEST END YARDS



WHAT IS WEST END YARDS?

- A thoughtfully designed live-work-play community featuring:
 - High-end residential apartments and townhomes
 - Professional office space
 - Highly visible retail space
 - Outdoor patio spaces and public green space
- Only development in Portsmouth offering the rare combination of free on-site parking for businesses and residents as well as walkability throughout Portsmouth's trendy West End neighborhood and historic downtown.

WEST END YARDS

A VIBRANT DESTINATION FOR EVERY BUSINESS

- Two first class commercial buildings will be available for lease.
 1. A 44,000 ± SF office and retail building:
 - First floor retail units available from 1,400 ± SF to 22,000 ± SF including two end cap units designed with restaurant tenants in mind and permitted patio space
 - Second floor office units available from 1,400 ± SF to 22,000 ± SF
 2. A free-standing building along Route 1 with the opportunity to lease up to 7,900 ± SF or build-to-suit pad site
- New construction allows for tenants to customize the interior of their spaces to their exact specifications.
- Over 250 residences on site complete this live-work-play destination for businesses and their employees.

WEST END YARDS

WHERE LIVE-WORK-PLAY COMES TO LIFE!



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RETAIL/OFFICE: 22,000 SF Retail, 22,000 SF Offices
COMMERCIAL: 7,900 SF
BUILDING 1: 134 Units, 4 Stories
BUILDING 2: 116 Units, 4 Stories
TOWNHOUSE CONDOS: 23 Units

COMMERCIAL SPACE SPECIFICATIONS



AVAILABLE SPACE:	Retail (1st Floor): 1,400 - 22,000 ± SF Office (2nd Floor): 1,400 - 22,000 ± SF Freestanding Commercial Building: Up to 7,900 ± SF
ZONING:	Gateway Corridor Mixed-Use (G1): Purpose is to facilitate a broad range of housing together with compatible commercial uses
LEASE RATE:	Retail (1st Floor): \$28.00/SF NNN Office (2nd Floor): \$25.00/SF NNN Freestanding Commercial Building: \$20.00/SF NNN
TENANT IMPROVEMENT (TI) ALLOWANCE:	Retail (1st Floor): \$20.00/SF Office (2nd Floor): \$50.00/SF Freestanding Commercial Building: \$20.00/SF TI offered with a minimum 5-year term
ESTIMATED CAM/TAXES:	\$9.18/SF ±
DELIVERY OF SPACE:	Inquire for details
PARKING:	5 parking spaces/1,000 SF ±

WEST END YARDS

TWO-STORY COMMERCIAL BUILDING
UNBEATABLE VISIBILITY & ACCESS FROM ROUTE 1



RETAIL SPACE

- Two end-cap opportunities with approved outdoor patio seating
- Signage visible from Route 1
- Plenty of drive up parking
- Goal to attract complimentary businesses offering amenities for residents, employees, and the community
- Freestanding retail building along Route 1

OFFICE SPACE

- Modern meets traditional loft design on the second floor
- Building signage opportunity
- A first class work environment with rare opportunity for employers to offer their employees amenities and on-site parking in Portsmouth

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FREESTANDING COMMERCIAL BUILDING



WEST END YARDS



PORTSMOUTH, NH

Portsmouth is a charming and historic city on New Hampshire's seacoast and one of the fastest growing seaside communities in the country. Portsmouth is less than an hour drive from Boston, Massachusetts and Portland, Maine, along I-95 and Route 1. It's also a short drive to New Hampshire's White Mountain and Lakes Regions, fifteen minutes from the University of New Hampshire, and home to the Portsmouth Naval Shipyard, the Pease International Tradeport and the Pease International Airport. New Hampshire is also one of only four states in the country without income or sales tax making it a highly desirable place to live and work in New England.

Portsmouth is also a year round travel and tourism destination, known for having more restaurant seats than its year round population of 24,000 residents. A nationally recognized foodie destination, downtown Portsmouth is home to numerous award winning restaurants, charming local retailers and nationally recognized performance venues like The Music Hall and Portsmouth Repertory Theatre. These attractions coupled with the natural amenities of a seaside community make Portsmouth a highly sought after city for visitors and residents.

Seacoast NH Trade Area (25 mile Radius from West End Yards):



255,121

POPULATION



\$84,266

MEDIAN HH INCOME



100,855

HOUSEHOLDS

MARKET HIGHLIGHTS

- Easily accessible right off I-5 and Route 1, less than an hour drive from Boston
- Top relocation destination with proximity to the University of New Hampshire (15 miles) and Phillips Exeter Academy (15) miles
- New Hampshire has no sales, income or inventory tax
- Portsmouth makes up part of the famed Seacoast area and connects to southern Maine by the well-known Naval Shipyard
- Top area employers include the Pease International Tradeport (11,000 employees), the Portsmouth Naval Shipyard (5,000 employees), Liberty Mutual (1,000 employees), and Lonza Biologics (625 employees)
- Portsmouth enjoys a reputation as one of the finest winter and summer vacation destinations in New Hampshire



WEST END YARDS

THE WEST END YARDS DEVELOPMENT BRIDGES THE GAP BETWEEN THE ROUTE 1 CORRIDOR AND DOWNTOWN PORTSMOUTH BY WAY OF PORTSMOUTH'S TRENDY WEST END NEIGHBORHOOD.



WEST END YARDS

WEST END YARDS WILL HAVE OVER 250 LUXURY APARTMENTS AND 23 TOWNHOUSES.

FOR RESIDENTIAL AVAILABILITY
CALL 603.389.2008 OR
EMAIL INFO@WESTENDNH.COM

RESIDENTIAL BUILDING VIEW
FROM COMMERCIAL BUILDING



WEST END YARDS

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CONTACT US

THE BOULOS COMPANY is Northern New England's largest commercial brokerage company with offices in Portsmouth, New Hampshire and Portland, Maine. Kent White and Caitlin Burke of The Boulos Company will be handling all the commercial leasing at West End Yards.



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