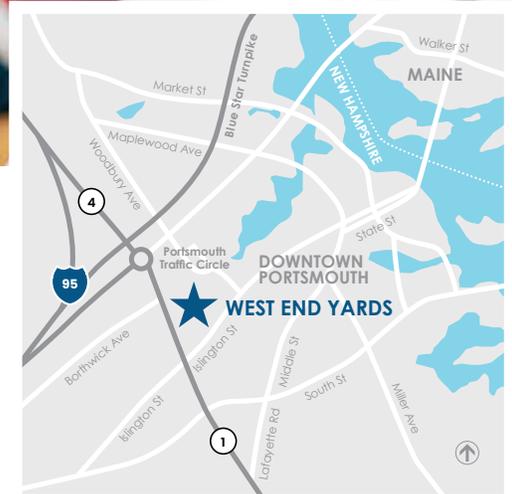


# WEST END YARDS

**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!

## OFFICE SPACE SPECIFICATIONS

### AVAILABLE SPACE - 2<sup>ND</sup> 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

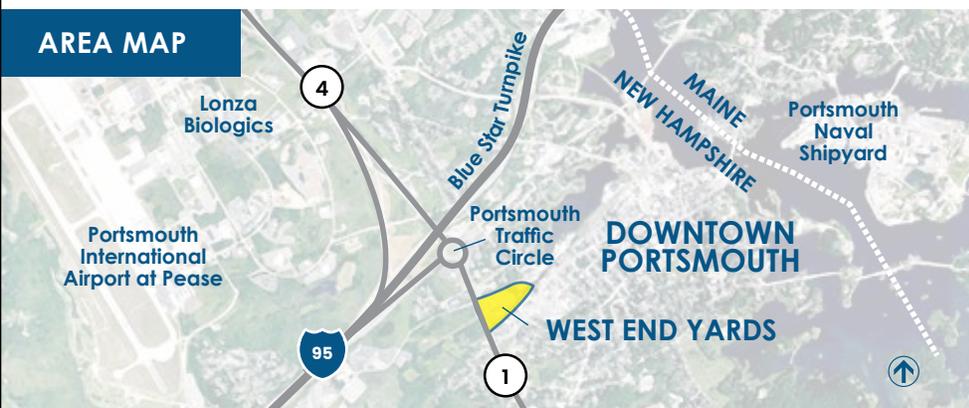
### LEASE RATE \$30/SF NNN

**CAM/TAXES**  
\$5.50±/SF (estimated)

### TENANT EXPENSES

Utilities and Internal Janitorial

## AREA MAP



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