

# FOR LEASE | OFFICE SPACE

110-112 CORPORATE DRIVE, PORTSMOUTH, NH 03801



## PROPERTY DETAILS

The Boulos Company is pleased to present 8,060 ± SF of professional office/lab space and 3,520 ± SF of office space at Corporate Center at the Pease International Tradeport.

- Direct access off I-95 and the Spaulding Turnpike
- Ground lease expense is included in the lease rate
- Lowest NNN expenses at the Pease Tradeport
- Class 8 cleanroom, HEPA filtration, overpressure and humidity regulator (8,060 ± SF space)
- LEASE RATE: \$8.00/SF NNN



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## PROPERTY SUMMARY

<b>AVAILABLE SPACE</b>	8,060 ± SF 3,520 ± SF
<b>YEAR BUILT</b>	Redeveloped in 2000
<b>ZONING</b>	Business/Commercial
<b>FLOOR PLAN</b>	8,060 ± SF - Shown on next page 3,520 ± SF - Available upon request
<b>DATA</b>	T-1
<b>UTILITIES</b>	Municipal water & sewer
<b>HVAC</b>	Split system, gas furnace and AC condensers
<b>RESTROOMS</b>	Located within space
<b>PARKING</b>	Ample on-site parking
<b>LEASE RATE</b>	\$8.00/SF NNN
<b>NNN EXPENSE</b>	\$5.21/SF (estimated)

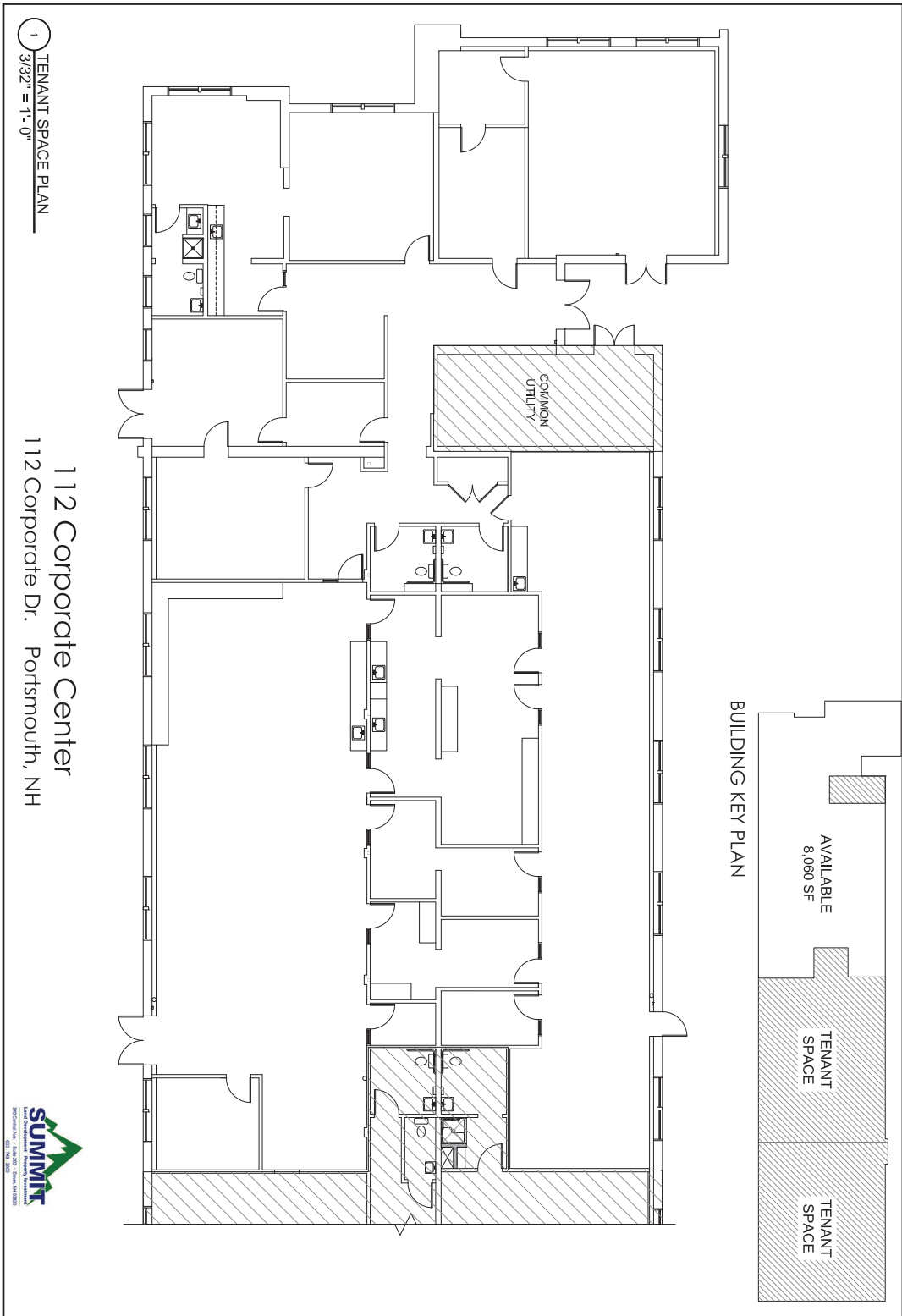


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## FLOOR PLAN - 8,060 ± SF SPACE



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.

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## LOCATION DESCRIPTION

The Pease International Tradeport is a world-class office and industrial park covering 3,000 acres. It is home to 245+ companies employing more than 10,000 people occupying some 4 million square feet of office and industrial space.

Tenants include national and international companies such as: Allegiant Air, Lonza Biologics, Thermo Fisher, Sig Sauer, Wentworth Douglas Walk in Clinic, Cambridge Trust Bank, Sig Sauer, Galvion and Cisco Brewers.

The Tradeport includes multiple transportation connections including air, highways, railways and sea. It is adjacent to Interstate 95 and located 50 miles from Boston, Portland and Manchester, NH.

Additionally, there is a park and ride facility with a total of 1000 spaces and the 1,200 acre Great Bay National Wildlife Refuge and walking/bike trails are also on site.



## CONTACT US



**KENT WHITE**  
Principal Broker | Partner  
+1 603.570.2699 D  
+1 603.781.6546 C  
kwhite@boulos.com



**CAITLIN BURKE**  
Associate  
+1 603.570.2680 D  
+1 978.302.8197 C  
cburke@boulos.com

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