

FOR LEASE > OFFICE SPACE AT PEASE

# Second Floor Office Suites

30 INTERNATIONAL DRIVE, PORTSMOUTH, NH 03801



## Snapshot > Office Space at Pease

|                       |  |
|-----------------------|--|
| Building Type         | Office   |
| Year Built            | 1960   |
| Year Renovated        | 2018 (planned)   |
| Total Building SF     | 24,000±  |
| Available RSF         | 1,788± to 9,945±   |
| Parking               | Ample  |
| Utilities             | Municipal water and sewer<br>Natural gas   |
| Zoning                | Airport Business & Commercial Zone   |
| 2018 NNN Expenses PSF | \$10.90 <ul style="list-style-type: none"><li>&gt; Ground Rent: \$4.15</li><li>&gt; CAM: \$4.50</li><li>&gt; Taxes: \$2.25</li></ul> |

**Lease Rate** **\$10.00 NNN**

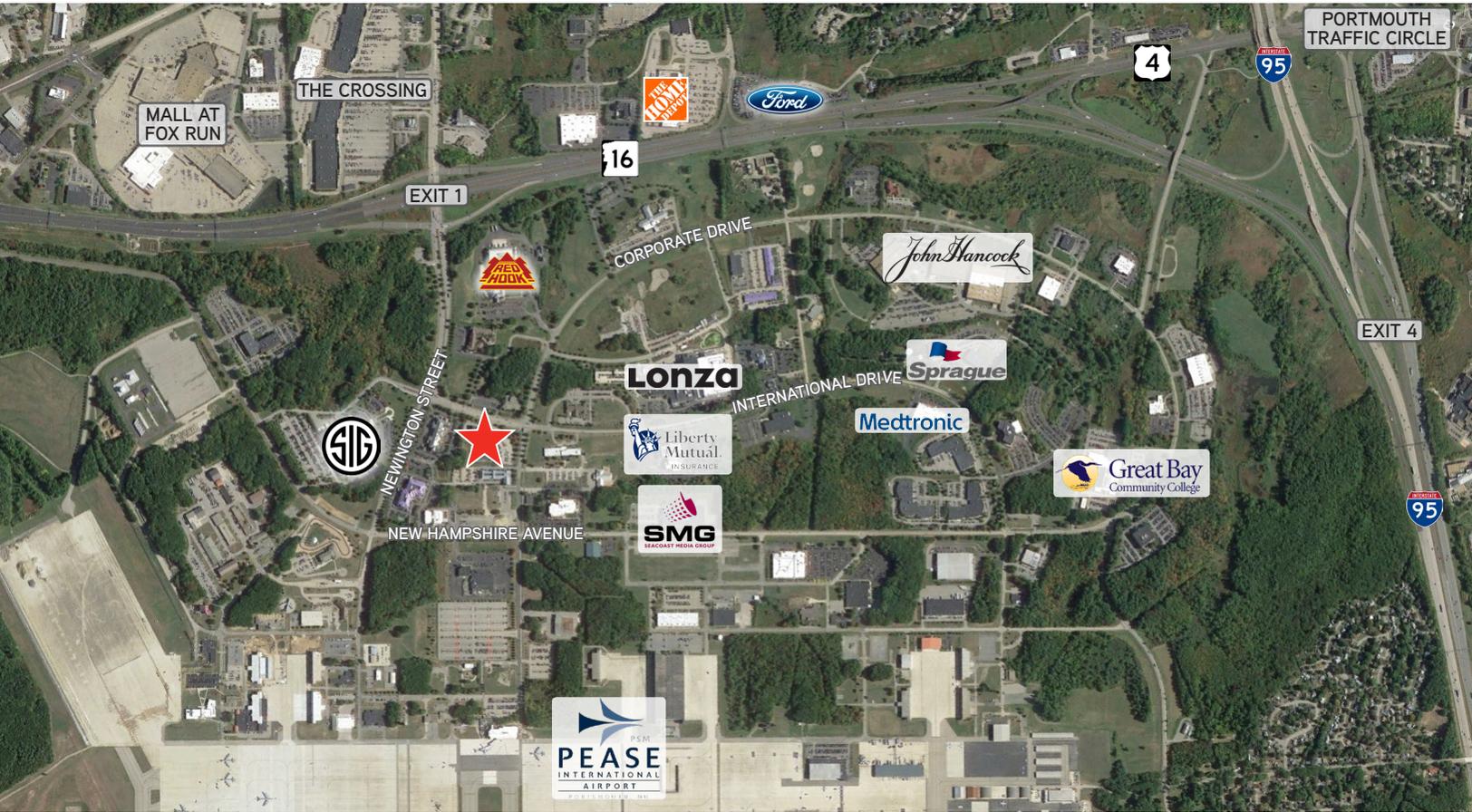


Main Lobby Rendering

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# 30 International Drive | Portsmouth, NH



## Property Highlights

- > The entire second floor is available for lease with conceptual plans available for subdividing the space for one or more tenants
- > Building is undergoing major renovations, including brand new finishes in common areas
- > Ideal location for commuter access; situated at the lighted intersection of the Spaulding Turnpike and I-95 and 10 minutes from historic downtown Portsmouth
- > Located at the entrance to Pease International Tradeport, the building is close to many nearby amenities, including the International Marketplace food court, banks, restaurants, Red Hook Brewery, Residence Inn, health providers, and a Post Office substation
- > Pease is conveniently positioned about 50 miles from Boston, MA, and Portland, ME, and just over 40 miles from Manchester, NH
- > Portsmouth International Airport at Pease offers commercial and passenger flights, cargo services, and business charter flights

## Contact Us

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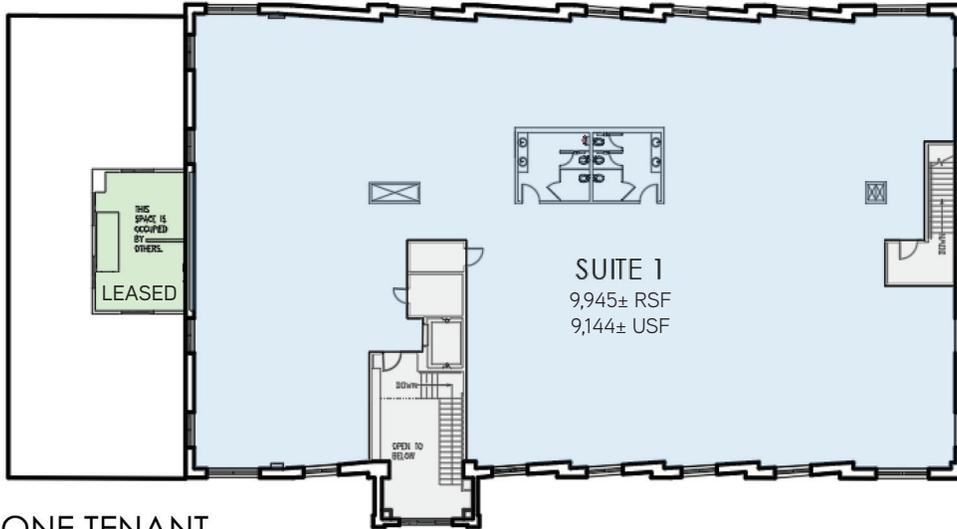
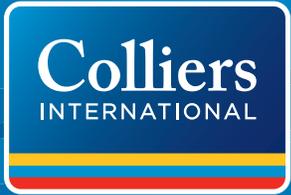
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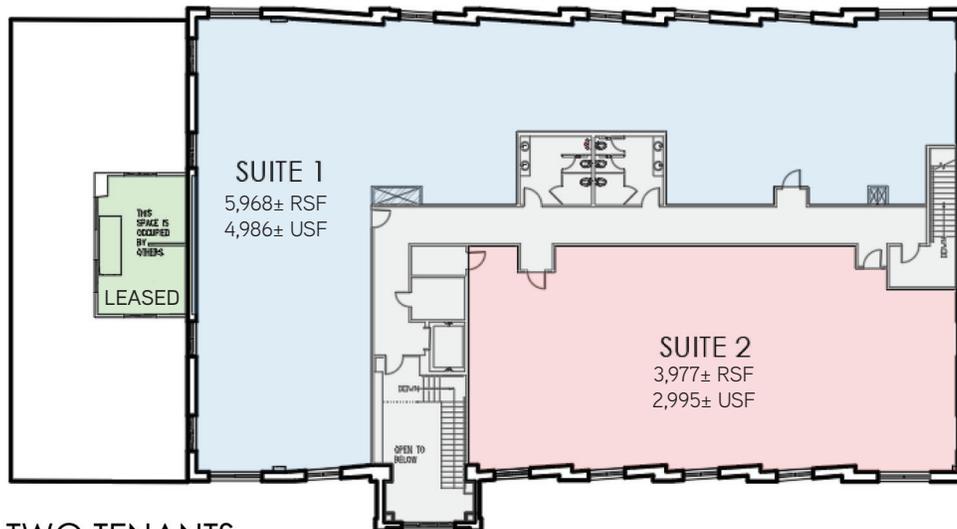


# Concept Plans

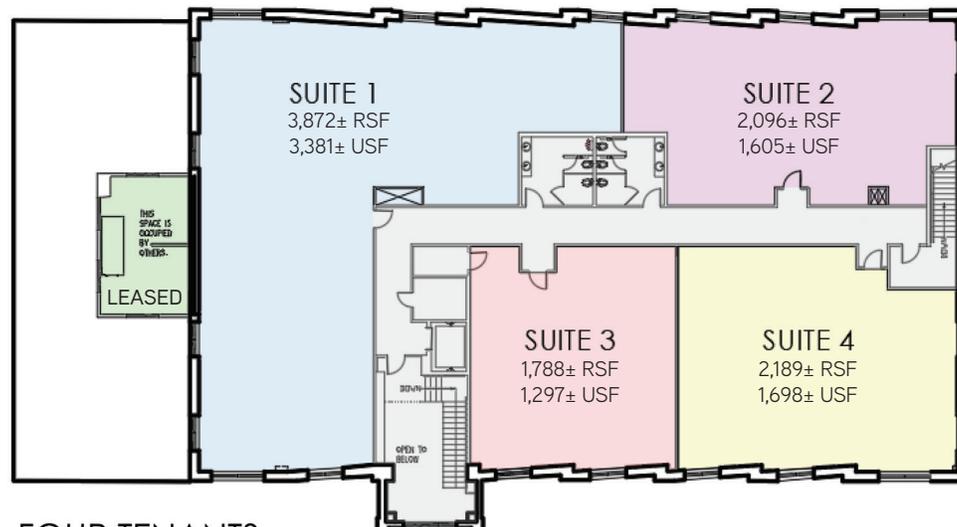
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ONE TENANT



TWO TENANTS



FOUR TENANTS

# Concept Plans w/ Existing Walls

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