FOR SUBLEASE › OFFICE SPACE AT PEASE

1st & 2nd Floor Office Space

231 CORPORATE DRIVE, PORTSMOUTH, NH 03801

Colliers International is pleased to present the availability of up to 19,451± SF of office space available for sublease in a two-story 24,552± SF office building at Pease International Tradeport in Portsmouth, NH.

Snapshot › 1st & 2nd Floor Office Space

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2004</td>
</tr>
<tr>
<td>Total Building SF</td>
<td>24,552±</td>
</tr>
<tr>
<td>Available SF</td>
<td>7,541± to 19,451±</td>
</tr>
<tr>
<td>Acreage</td>
<td>7.70±</td>
</tr>
<tr>
<td>Floors</td>
<td>2</td>
</tr>
<tr>
<td>Elevator</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking</td>
<td>Ample</td>
</tr>
<tr>
<td>Utilities</td>
<td>Municipal water and sewer, Natural gas</td>
</tr>
<tr>
<td>Zoning</td>
<td>Airport Business Commercial</td>
</tr>
<tr>
<td>Lease Rate</td>
<td>$20.00 plus utilities and janitorial</td>
</tr>
</tbody>
</table>

DAVID F. CHOATE, III
MAIN +1 603 433 7100
PORTSMOUTH, NH
david.choate@colliers.com

ABIGAIL K. MORNEAULT
DIR +1 603 206 9644
PORTSMOUTH, NH
abby.morneault@colliers.com

COLLIERS INTERNATIONAL
500 Market Street, Suite 9
Portsmouth, NH 03801
MAIN +1 603 433 7100
www.colliers.com
Property Highlights

The first floor is 7,541± SF and consists of an open reception/check in area, 4 private offices, 3 large conference rooms, a large kitchen, and men’s and women’s restrooms.

The second floor is 11,910± SF and consists of open collaborative workspace, a kitchen, and men’s and women’s restrooms.

Available space can be subleased separately or together for a total of 19,451± SF.

Furniture and equipment is negotiable.

Building features wrap around windows with ample natural light, beautifully maintained landscaping, elevator access, ample on-site parking, and great signage.

Ideal location for commuter access just minutes from the Spaulding Turnpike and I-95, 10 minutes from historic downtown Portsmouth, and 5 minutes away from the C&J Bus Lines.

Located in the Pease International Tradeport, the building is close to many nearby amenities, including the International Marketplace food court, banks, restaurants, Cisco Brewers, Residence Inn, and several healthcare providers.

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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