FOR LEASE > OFFICE SPACE AT PEASE

1st & 2nd Floor Office Suites
30 INTERNATIONAL DRIVE, PORTSMOUTH, NH 03801

Snapshot > Office Space at Pease

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Office</th>
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</thead>
<tbody>
<tr>
<td>Year Built/Renovated</td>
<td>1960/2018</td>
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<tr>
<td>Total Building SF</td>
<td>24,000±</td>
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</tbody>
</table>
| 1st Floor Available RSF | Suite 102: 2,395±  
                          | Suite 103/104: 2,570±  
                          | Suite 105: 2,316± |
| 2nd Floor Available RSF | Suite 203: 2,624±  
                          | Suite 204: 645± LEASED! |
| Parking             | Ample |
| Utilities           | Municipal water/sewer; natural gas |
| Zoning              | Airport Business & Commercial Zone |
| 2020 NNN Expenses PSF | $10.20 |
|                     | › Ground Rent: $4.37  
                          | › CAM: $3.82  
                          | › Taxes: $2.01 |

Lease Rate $10.00 NNN
Property Highlights

- 2,316± to 7,281± SF in 3 suites available on the 1st floor; Suite 103/104 offers 2,570± SF of turnkey space with furnishings included.
- 2,624± SF suite available on the 2nd floor; Landlord will renovate this suite to suit new tenant.
- The building’s 1st and 2nd floor common areas have undergone major renovations, including brand new finishes and furniture.
- Ideal location for commuter access just minutes from 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, Cisco Brewers, Residence Inn, several 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.

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2nd Floor Plan*

SUITE 203 | 2,624± RSF

LEASED!

LEASED!

LEASED!

LEASED!

LEASED!

SUITE 203 | AVAILABLE

*NOT TO SCALE