100 ARBORETUM DRIVE

at The Arboretum | Pease International Tradeport
a Farley White Managed Property

For Lease

PREMIER FLEXIBLE OFFICE SPACE

2,000 - 42,000 SF Available
Up to 22,000 SF Contiguous

CUSHMAN & WAKEFIELD

FARLEY | WHITE INTERESTS

100 ARBORETUM DRIVE

ELEVATE YOUR **OFFICE PRESENCE**

100 Arboretum Drive is a 130,000 SF, Class A office building located on The Arboretum Campus totaling 202,000 SF in two buildings. The site is located on Arboretum Drive at Pease International Tradeport in the Portsmouth, New Hampshire Seacoast region, with immediate access to local retail, restaurants, hotels, and conference centers. The building offers convenient access to I-95 via both the new north Pease Exit 3 and Exit 1 off the Spaulding Turnpike (Route 4 & 16) in addition to direct access to I-95 via the south Pease Exit 3. As the first office building just off Exit 3, 100 Arboretum Drive offers unmatched convenience for employees, clients, and customers. Nearby, numerous hiking and walking trails are available within the Great Bay National Wildlife Refuge.

BUILDING HIGHLIGHTS

- Class A Office Campus Environment
- On-Site property management
- Cafeteria with large collaboration/seating area & two meeting rooms
- Significant parking ratio @ 5/1,000 SF spaces
- Private individual shower rooms & lockers
- Dedicated building loading dock and service elevator
- Modern finishes, flexible floor plans & high ceilings
- Outdoor circuit training course & fitness stations surrounding the site
- Bike racks on site
- Proximate to local restaurants, retail and hotels
- Just minutes to Downtown Portsmouth
- Approximately 40% Lower Real Estate Tax Expense

BUILDING SPECIFICATIONS

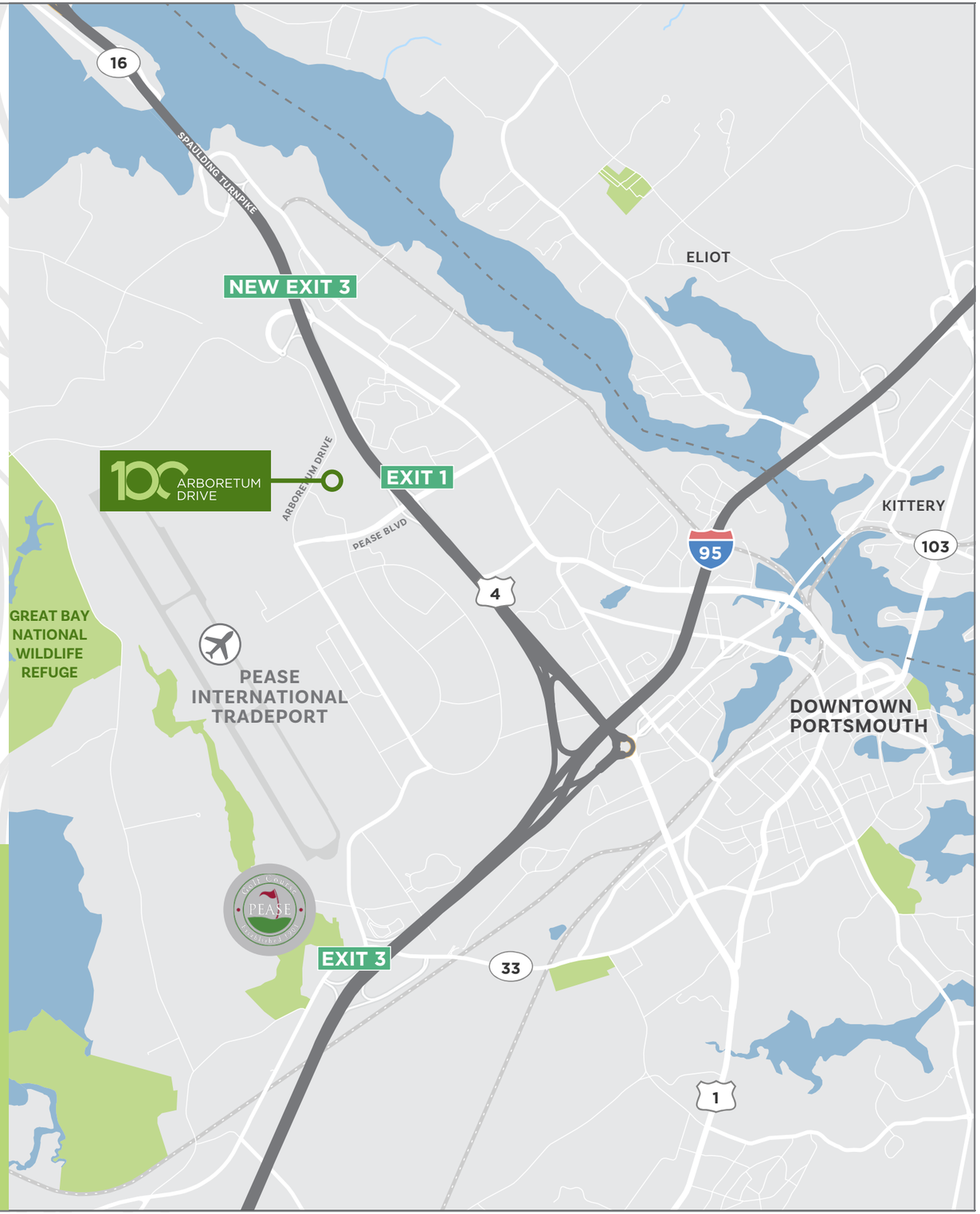
BUILDING SIZE	130,000 SF
FLOORS	Three Floors
LOT SIZE	20 Acres
CONSTRUCTION	Steel Frame with Brick and Architectural Block and Glass Exterior
PARKING	5.0 Spaces/1,000 SF with visitor spaces
SPRINKLERS	Full Wet System
HVAC	Gas-Fired and Efficient Electric Rooftop Units; Variable Air Volume System with Computerized Energy Management System
UTILITIES	Municipal Water and Sewer
ELEVATORS	2 Passenger Elevators & 1 Service Elevator
ELECTRIC	2,400 Amp, 277/480 Volt, 3-Phase
TELECOMMUNICATIONS	Fiber Optics, High Speed Broadband & Comcast Business Service
LOADING	Loading Dock & Separate Service Elevator
SECURITY	24-hour card access system

100 ARBORETUM DRIVE

CONVENIENTLY LOCATED ON **PEASE INTERNATIONAL TRADEPORT**

Located immediately just off the new Pease Exit 3, 100 Arboretum Drive offers prime highway connectivity with access to Route 16, I-95, and the surrounding highways and road systems.

Portsmouth, NH	3 miles
Manchester-Boston Regional Airport	48 miles
Concord, NH	43 miles
Nashua, NH	56 miles
Boston, MA	58 miles
Portland, ME	55 miles



100 ARBORETUM DRIVE

AREA AMENITIES

RESTAURANTS

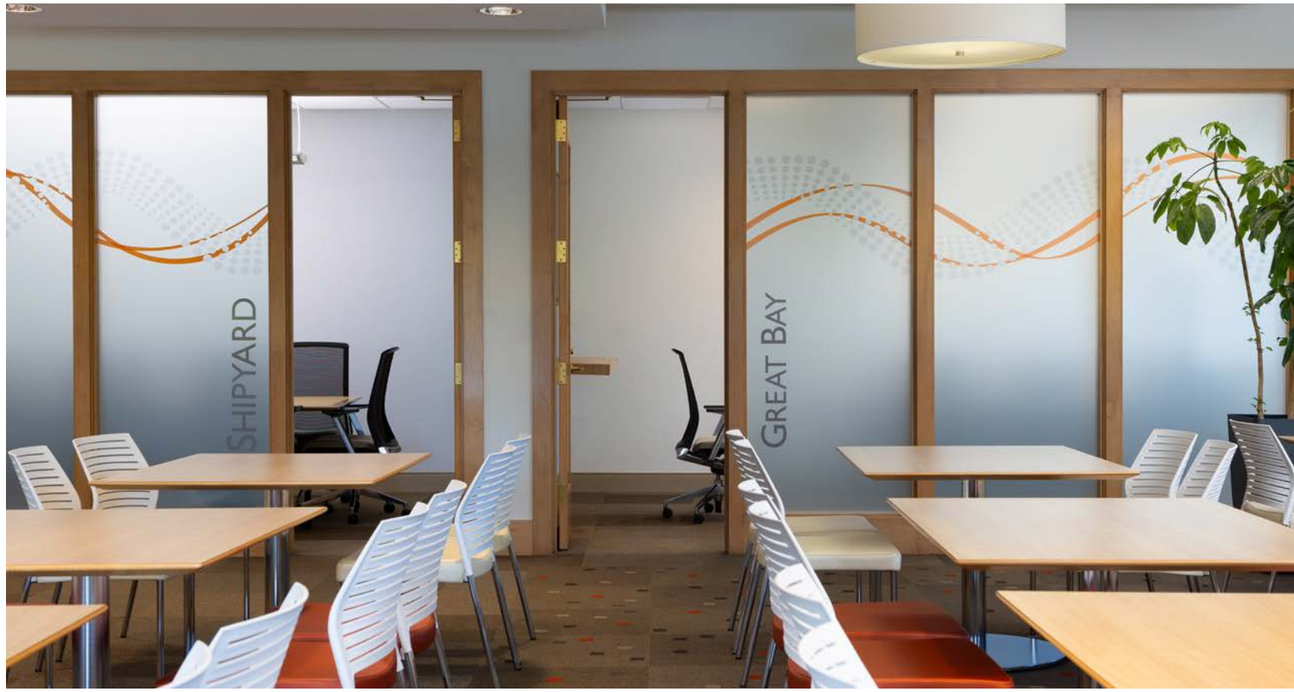
1	Subway
2	Texas Roadhouse
3	Chubbs Subs and Bakery
4	One Love Cuisine
5	Roman Delight Pizza
6	Olive Garden Italian Restaurant
7	IHOP
8	Chipotle Mexican Grill
9	Joe's New York Pizza
10	Moe's Italian Sandwiches
11	McDonald's
12	D'Angelo
13	LongHorn Steakhouse
14	Dave's Hot Chicken
15	Jersey Mike's Subs
16	Tropical Smoothie Cafe
17	Belle Peppers
18	Paddy's American Grille
19	The Daily Press
20	What A Crock
21	Tradeport Pizza

RETAIL

1	SalonCentric
2	Men's Wearhouse
3	Journeys
4	Macy's
5	LensCrafters
7	American Eagle Outfitters
8	Bath & Body Works
10	LOFT
11	Aéropostale
12	JCPenney
13	Gymboree
14	Torrid
15	Cottage Chic
16	Children's Orchard
17	Savers
18	JOANN Fabric and Crafts
19	Mattress Firm Newington
20	Best Buy - Newington
21	Old Navy
22	Kohl's
23	Ulta Beauty
24	Five Below
25	Barnes & Noble Booksellers
26	Michaels
27	DICK'S Sporting Goods
28	Ocean State Job Lot
29	BJ's Wholesale Club
30	Guitar Center
31	Christmas Tree Shop
32	TJ Maxx
33	The Home Depot

HOTELS

1	Motel 6
2	Residence Inn by Marriott
3	Hampton Inn



FARLEY | WHITE INTERESTS

100 Arboretum Drive is owned by Farley White Interests, a Boston-based commercial real estate investment firm with an unparalleled reputation for quality, responsive property management, and a commitment to its customers by providing tenants superior workplaces.

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FOR MORE INFORMATION, PLEASE CONTACT

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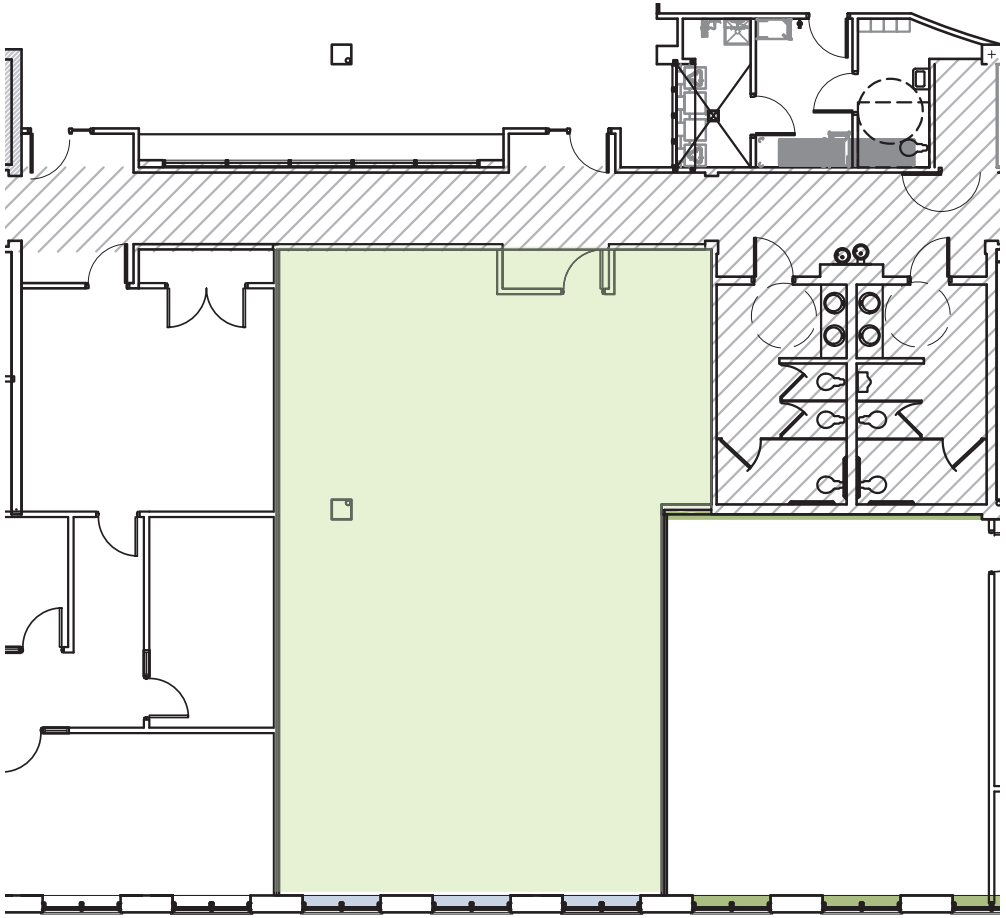
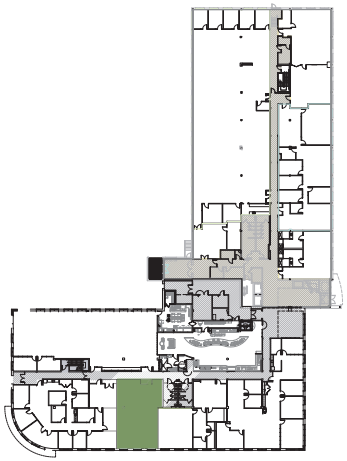
CUSHMAN & WAKEFIELD

FARLEY | WHITE INTERESTS

1ST FLOOR
NORTH WING
1,948 SF

100 ARBORETUM DRIVE
at The Arboretum | Pease International Tradeport
Portsmouth, NH





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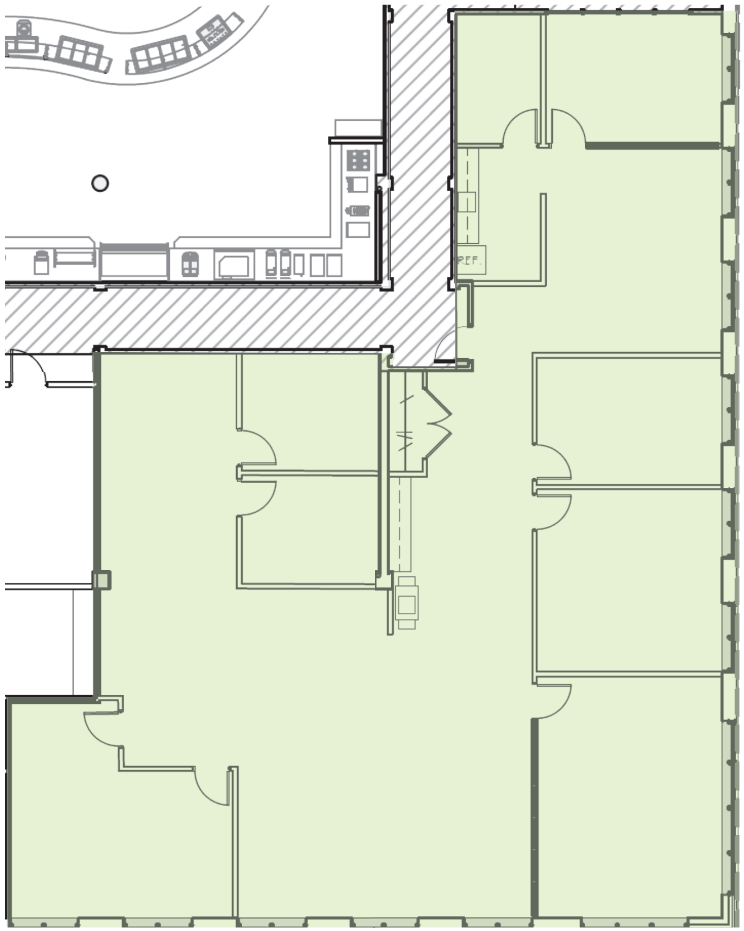
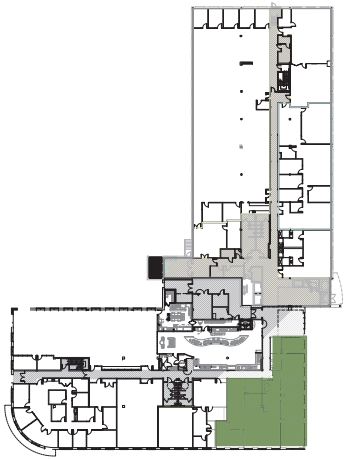
CUSHMAN & WAKEFIELD
FARLEY | WHITE INTERESTS

1ST FLOOR
NORTH WING
4,540 SF

100 ARBORETUM DRIVE
at The Arboretum | Pease International Tradeport
Portsmouth, NH





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CUSHMAN & WAKEFIELD
FARLEY | WHITE INTERESTS

1ST FLOOR
EAST WING
3,361 SF

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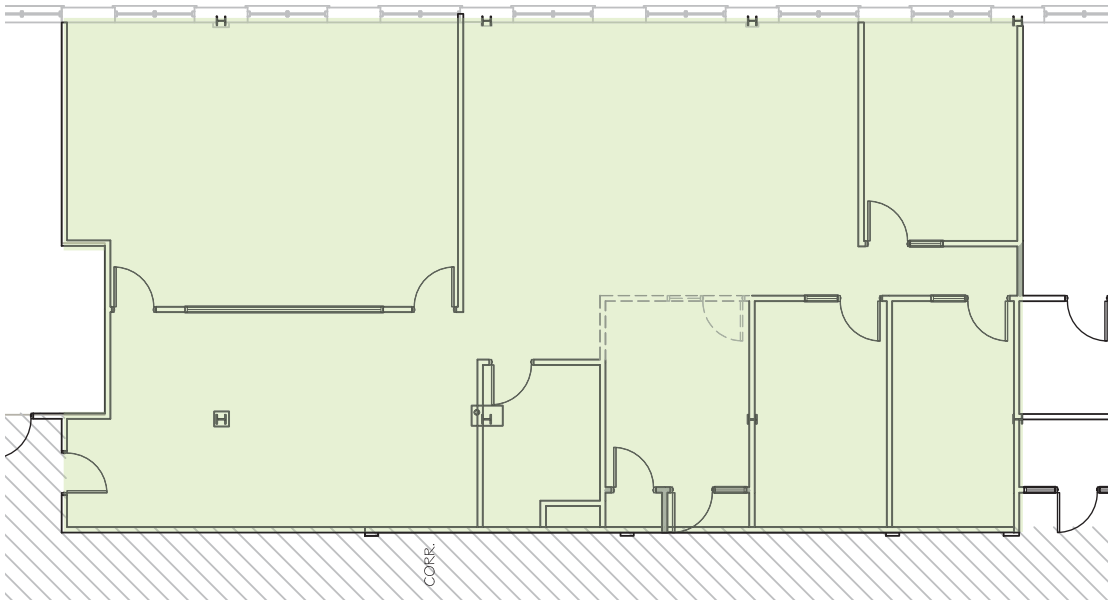
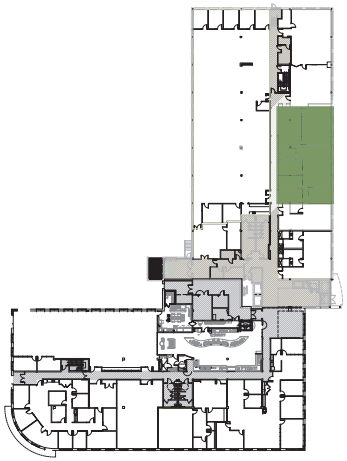
Portsmouth, NH





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CUSHMAN & WAKEFIELD
FARLEY | WHITE INTERESTS

1ST FLOOR
EAST WING
10,570 SF

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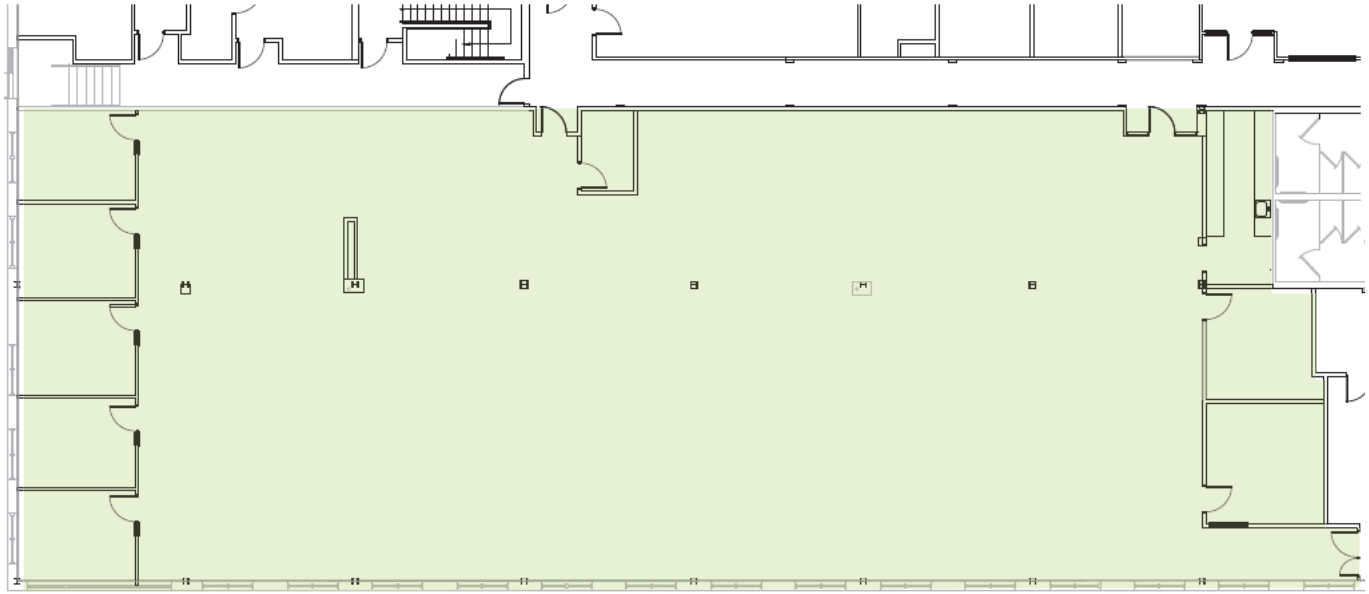
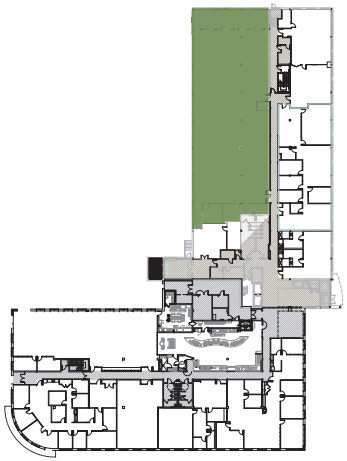
Portsmouth, NH





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