

# WEST END YARDS

NEW CONSTRUCTION | CLASS A OFFICE



## OFFERING OVERVIEW

- 2,000 ± SF - 14,729 ± SF Customizable, Class A Office Space
- Central Location to Downtown Portsmouth
- The Last Large Mixed-Use Development Parcel Within Walking Distance to Downtown
- Immediate Access to I-95 and Route 1
- Tenant Improvement Packages Included in Lease Rate
- Planned Amenities Include a Microbrewery and 13,000 ± SF of Retail Space

# PROJECT OVERVIEW

**WEST END YARDS** is a walkable, green community located in Portsmouth, New Hampshire, one of the fastest-growing seaside communities in the country. This new, environmentally conscious development blends the energetic local flavor of Portsmouth with its unique past. This mixed-use development will include trendy neighborhood retail, office space, a micro-brewery, luxury apartments, a dog park, pedestrian bridge and walking/bike paths for the community to enjoy.

Where quintessential New England meets urban sophistication!





# OFFICE SPECIFICATIONS

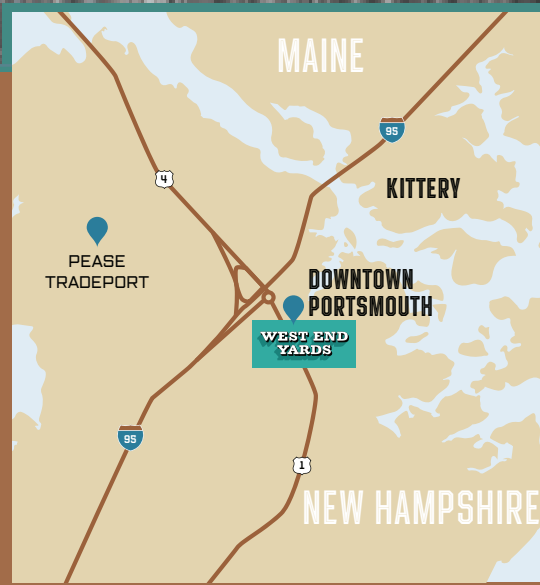
AVAILABLE SPACE:	2,000 ± SF - 14,729 ± SF (On Second Floor)
OCCUPANCY:	Anticipated Summer 2021
ZONING:	Gateway Corridor Mixed; Residential District (G1), Office Permitted
FLOOR PLANS:	Available Upon Request
TENANT IMPROVEMENT (TI) ALLOWANCE:	\$50.00/SF with Minimum Lease Term of 5 Years
LEASE RATE:	\$25.00/SF NNN
ESTIMATED CAM/TAXES:	\$9.18/SF ±



	5 MINUTE DRIVE	10 MINUTE DRIVE	20 MINUTE DRIVE
POPULATION	16,481	32,868	87,909
AVERAGE HH INCOME	\$108,342	\$105,546	\$108,930
HOUSEHOLDS	8,114	15,379	38,837

 **DISTANCE TO BOSTON**  
**58 MILES**

 **DISTANCE TO PORTLAND, ME**  
**52 MILES**



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