

FOR LEASE

SIGNATURE OFFICE BUILDING
4 LIBERTY LANE WEST - HAMPTON, NH
2,500 - 9,451 ± SF AVAILABLE



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ABOUT THE PROPERTY

This premier four-story building of classic Georgian Architecture was constructed in 1986. The handsome atrium lobby, large flexible floor plates, and quality craftsmanship are some of the elements that make 4 Liberty Lane West one of the most desirable buildings in New Hampshire. Surrounded by 35 private acres with nature trails, ponds, meticulous landscaping and an outdoor patio area, this property offers a tenant an immediate reprieve from their hectic business day all within a two-minute drive to I-95 and Route 101.

Planet Fitness has recently leased a majority of the building and will be relocating their corporate offices in the spring of 2017. The remaining available space is located on the fourth floor and can be subdivided to accommodate one or two tenants ranging in size from 2,500 - 9,451 ± SF.

The property is situated in one of New England's finest office parks. Liberty Lane's stonewall entrance is only 40 miles north of Boston, 5 miles south of Portsmouth and the Portsmouth International Airport at Pease (PSM) and 30 miles from the Manchester-Boston Regional Airport (MHT).

PHOTO GALLERY



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SPECIFICATIONS

Available Office SF:	Fourth Floor: 2,500 - 9,451 ± SF	Windows:	1st Floor: Palladian style thermopane 2nd - 4th Floors: Double-hung style thermopane windows (operable) 4th Floor: Features 23 full-height dormers (operable)
Land Area:	35.21 ± acres	Doors:	Solid core, many with mahogany trim and some with painted raised panels
Occupancy:	Immediate	Generator:	Yes
Floor Plans:	Available from broker	Trash:	On site trash receptacles
Roof:	New in 2014 with gable-style steel frame, rigid 3" insulation, plywood sheathing and asphalt shingles	HVAC:	The building utilizes Andover Controls Continuum Energy Management System. Water source heat pumps supply the perimeter offices, conference rooms and atrium areas. In addition, one 30 ton and one 25 ton heat pump units supply the core area and perimeter offices with conditioned fresh air through VAV boxes with and without reheats. The water temperature for the inside water loop is maintained with three Weil-McLain 300 BTU boilers for the winter months and a heat exchanger and cooling tower for the summer months. The domestic hot water is maintained by one Weil-McLain 230 BTU boiler. All boilers operate on natural gas.
Parking:	283 total spaces	TI Allowance:	To be negotiated
Utilities:	Municipal water - Hampton Water Works Municipal sewer - Town of Hampton Natural gas - Northern Utilities Electricity - Unutil Voice/Data - Comcast/BayRing	Asking Lease Rate:	\$12.00/SF NNN
Wiring:	Two T-1 lines and has Category 5 cabling to each jack and cubicle	Estimated NNN:	± \$6.34/SF (includes janitorial)
Security:	Perimeter cameras and DSX card access system	Tenant Expenses:	Prorated utility expense (estimated at \$2.52/SF)
Life Safety:	Wet sprinklered throughout		
Elevator:	Two 3,500 lb. Dover elevators; one in atrium lobby and one at East entrance		
Ceiling Height:	Approximately 9' with 2' x 2' suspended ceiling tiles		
Lighting:	Recessed fluorescent with energy efficient T-8 electronic ballasts supplemented by spot and pedestal lighting		



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