

FOR LEASE

SIGNATURE OFFICE BUILDING
4 LIBERTY LANE WEST - HAMPTON, NH
5,000 - 80,000 ± 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 and dining area, this property offers tenants an immediate reprieve from their hectic business day all within a two-minute drive to I-95 and Route 101.

4 Liberty Lane West boasts numerous amenities which include an exercise room with both men's and women's locker rooms (including showers) and a full-service cafeteria. 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).

SPECIFICATIONS

Available Office SF:	Four Floors: 5,000 - 80,000 ± SF
Land Area:	35.21 ± acres
Occupancy:	Spring 2016
Floor Plans:	Available from broker
Roof:	New in 2014 with gable-style steel frame, rigid 3" insulation, plywood sheathing and asphalt shingles
Parking:	283 total spaces
Utilities:	Municipal water - Hampton Water Works Municipal sewer - Town of Hampton Natural gas - Northern Utilities Electricity - Unitil Voice/Data - Comcast/BayRing
Wiring:	Two T-1 lines and has Category 5 cabling to each jack and cubicle
Security:	Perimeter cameras and DSX card access system
Life Safety:	Wet sprinklered throughout
Elevator:	Two 3,500 lb. Dover elevators; one in atrium lobby and one at East entrance
Cafeteria:	Full-service cafeteria
Fitness Room:	Exercise room with men's and women's locker rooms and showers
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
Windows:	1st Floor: Palladian style thermopane 2nd - 4th Floors: Double-hung style thermopane windows (operable) 4th Floor: Features 23 full-height dormers (operable)
Doors:	Solid core, many with mahogany trim and some with painted raised panels
Generator:	Yes
Trash:	On site trash receptacles
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.
TI Allowance:	To be negotiated
Asking Lease Rate:	\$12.00/SF NNN
Estimated NNN:	± \$6.49/SF
Tenant Direct Expenses:	Electric for lights, plugs, and interior janitorial





WWW.LESVANTS.COM

KENT WHITE

Principal Broker | Partner
Direct +1 603 570 2699
kwhite@cbre-portsmouth.com

CBRE | PORTSMOUTH

14 Manchester Square, Suite 235
Portsmouth, NH 03801
Main +1 603 427 1333

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