

100 DOMAIN DRIVE



Class A Office/Flex/R&D

AVAILABLE FOR LEASE

NEWMARK

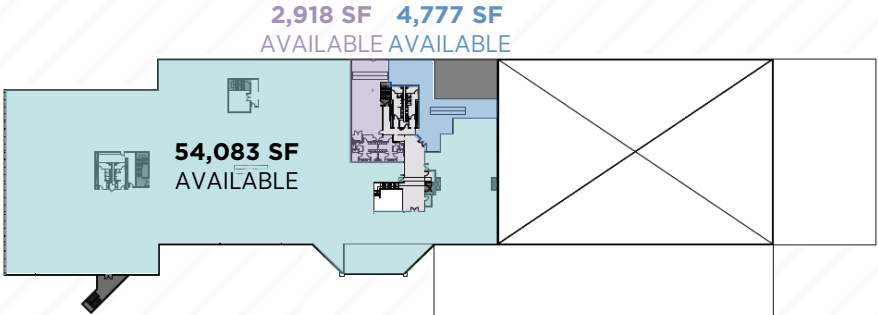
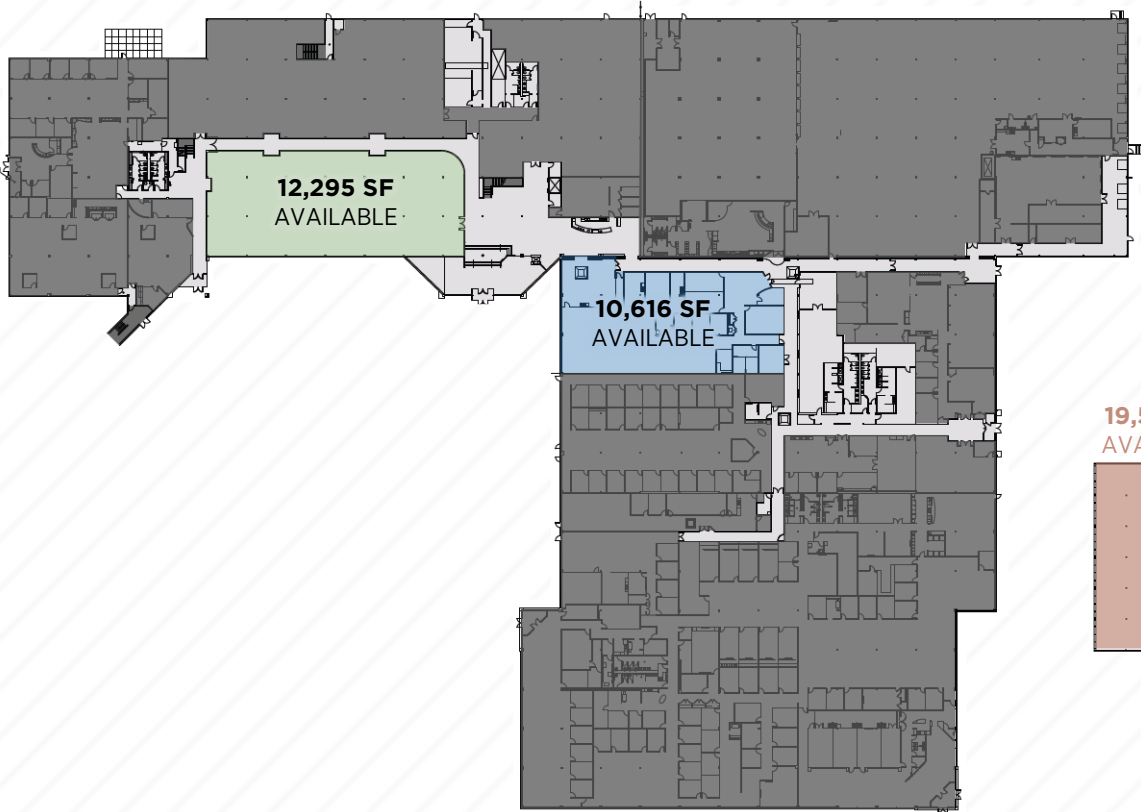
TORRINGTON
PROPERTIES

Building Specifications

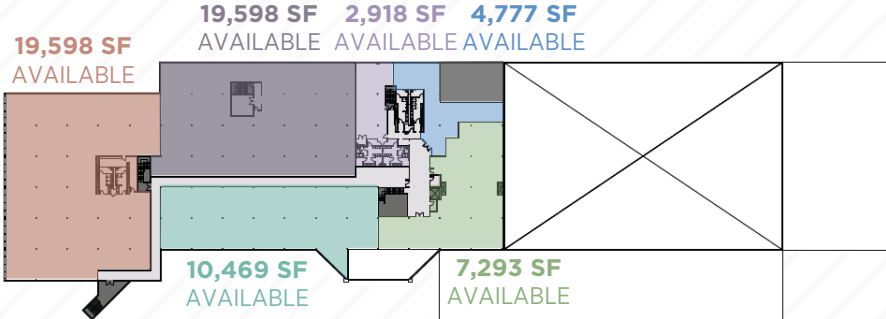
Building Size	First Floor: 198,575 SF Second Floor: 64,911 SF Total: 263,486 SF	Finished Ceiling Height	9-12' (office) 24' (warehouse)
Lot Size	33 acres	Power	Public Service Company of New Hampshire 4,000 amps @ 480/277 volts
Parking	924 spaces with the ability to add 150 spaces Additional 130 spaces at 200 Domain via easement	Emergency Power	(1) 45 kW generator for life safety
Elevators	(1) beckwith with hydraulic elevator with 4,000-lb capacity (1) handicapped lift	Natural Gas	Unitil
Loading	(9) loading docks (3 for common usage)	Fire Protection	Wet System 2000 gpm, 100 psi via on-site detention pond Simplex fire alarm system
Roof	Fully adhered EPDM, 2011	Telecommunications	Bayring, FairPoint Communications Fiber & Copper
Construction	Steel frame with masonry brick exterior	Bathrooms	(5) bathroom cores; (1) shower core
Foundation	5" slab on grade	HVAC	(2) rooftop mounted units, gas-fired for heating
Year Built/Renovated	1984/2012	Amenities	Café, Fitness Center, Yoga Room, Showers
Zoning	Industrial		
Column Spacing	25' x 25'		

Floor Plans

First Floor



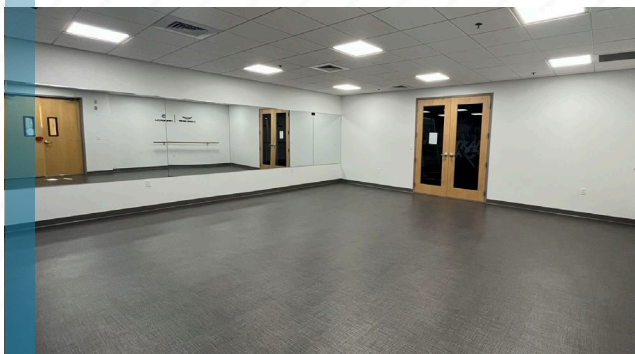
Second Floor
Existing Conditions



Second Floor
Subdivision Plan

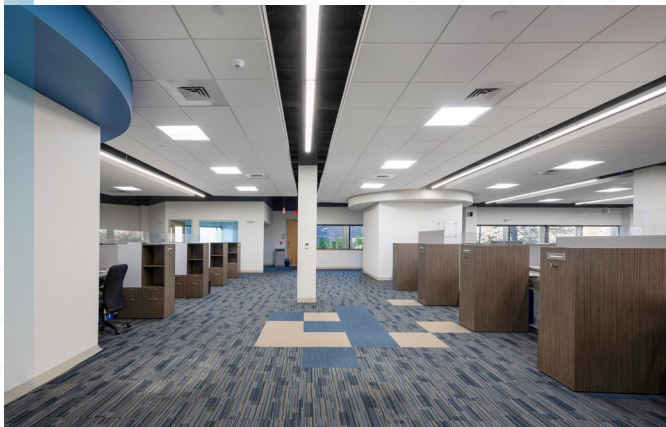
Building Photos

NEW LOBBY



FITNESS CENTER

OFFICE SPACE





FOR MORE INFORMATION, PLEASE CONTACT:

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