

200 DOMAIN DRIVE

STRATHAM, NEW HAMPSHIRE

HEADQUARTERS LOCATION



94,000 SF (Divisible)
OFFICE
R&D
FLEX
FOR LEASE



Park amenities include food service in 100 Domain Drive, athletic fields, walking trails and a private campus setting



Corporate neighbors include Bauer Hockey, Digital Prospectors, the 1 million square foot Lindt & Sprungli U.S. Headquarters & more



Located minutes from Exit 2 of I-95, immediately off Exit 12 of Route 101



\$8,000,000+ in recent interior and exterior renovations



New roof, HVAC system, updated electrical system, new energy efficient lighting, parking lot updates



Exeter Hospital, Phillips Exeter Academy, shops and restaurants of downtown Exeter are **less than a ten minute drive** from the property



Bright Horizons Child Care Center on site



15 minutes to the Downtown Portsmouth, which is ranked as one of the top 10 small cities in the world

ABOUT THE PROPERTY

200 Domain Drive is a two-story, 246,000 SF Class A high tech corporate headquarters situated on the Exeter/Stratham town line just 10 minutes from downtown Portsmouth which is ranked as one of the “Top Ten Small Cities in the World” . The property has benefited from more than \$8 million in recent capital improvements, including a full roof replacement, upgraded HVAC systems, modernized electrical infrastructure, energy-efficient lighting, parking lot enhancements, and comprehensive interior and exterior renovations. Originally occupied entirely by Timberland as its corporate headquarters since 2000, the building is now being repositioned to accommodate multiple tenants, with spaces customizable to meet a wide range of operational needs.

Located within the highly regarded Stratham Industrial Park, the property sits alongside major corporate neighbors such as Bauer Hockey and the 1 million-square-foot Lindt & Sprüngli U.S. headquarters. The park offers an impressive suite of on-site amenities, including a childcare center, food service, athletic fields, walking trails, outdoor seating areas, and a maturely landscaped private campus environment. The property is less than ten minutes from Exeter Hospital, Phillips Exeter Academy, and the shops and restaurants of historic downtown Exeter. Planned improvements include new building entrances, refreshed common areas, updated interior and exterior finishes, new walkways, an elevator, and expanded outdoor seating.

Strategically positioned minutes from Exit 2 on I-95 and immediately off Exit 12 on Route 101, 200 Domain Drive provides exceptional regional connectivity. Logan International Airport, Portland, I-495, and Manchester-Boston Regional Airport are all within an hour’s drive. With its extensive amenity base, direct highway access, and proximity to the Massachusetts, New Hampshire, and Maine labor markets, 200 Domain Drive offers an ideal headquarters-quality location for companies seeking flexibility, visibility, and convenience.



PROPERTY SPECIFICATIONS

BUILDING SIZE	246,000 SF
AVAILABLE SPACE	94,000 SF (divisible) ± 42,000 SF on first floor ± 52,000 SF on second floor
LOT SIZE	28.12 acres
ZONING	Industrial
YEAR BUILT	1984, major renovations in 2010, 2019. Repositioning upgrades planned for 2023.
CONSTRUCTION	Reinforced concrete foundation, steel columns, brick exterior over concrete block
COLUMN SPACING	25' on center
SUSPENDED CEILING HEIGHT	9'-2" on first floor 9'-0" on second floor
FLOOR TO FLOOR HEIGHT	15'-2" first to second floor 14'-5" second floor to top of wall
ELEVATORS	One Beckwith 2,000 lb. hydraulic One Beckwith 5,000 lb. hydraulic One new elevator for available space
HVAC	Carrier roof-top units
UTILITIES	Water Town of Stratham via 4" waterline Sewer Town of Stratham Natural Gas Unutil via 2" high-pressure line Electric Eversource 5000A, 277/480V, 3Ph, 4W. Electrical system updated in 2009 with K-rated transformers providing 5 to 7 watts PSF exclusive of the HVAC system.
TELECOM	Comcast and Verizon
LIGHTING	Replaced in 2010 with energy efficient T5 lighting with low glare fixtures
ROOF	Carlisle Sure-Weld White TPO installed in 2009 with additional insulation
RESTROOMS	Currently two sets on the second floor and one set on the first floor. Additional restrooms may be added if requested. Day care center has separate restroom facilities.
PARKING	1,008 paved spaces, 4.10/1000 SF
LIFE SAFETY	- Wet sprinklered throughout - Fire alarm connected to the Stratham Fire Department
AMENITIES	- Outdoor seating area - Bright Horizon's child care center - Private athletic fields - Heavily wooded site with walking paths



CONCEPTUAL EXTERIOR RENDERING



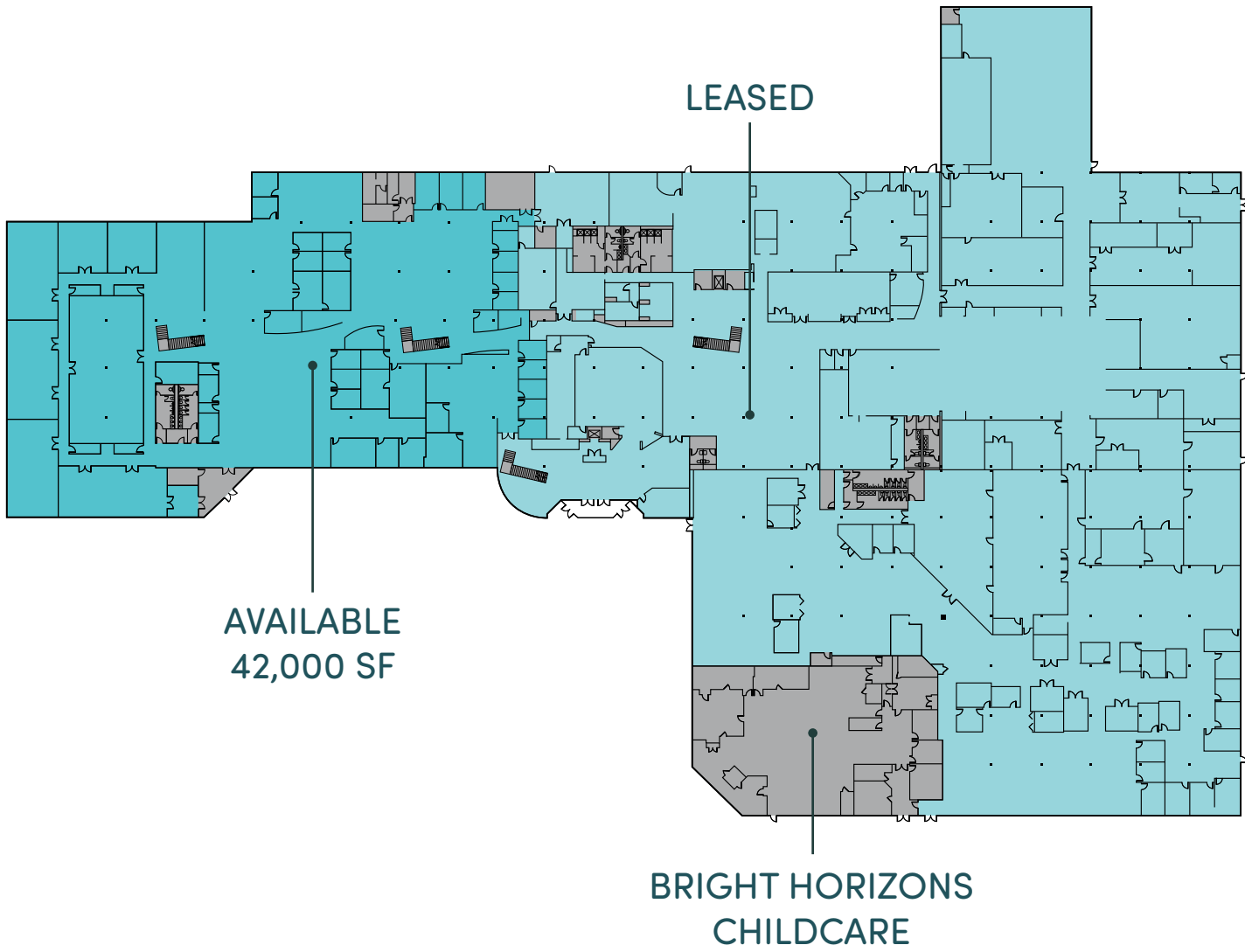
CONCEPTUAL EXTERIOR RENDERING

CONCEPTUAL RENDERINGS

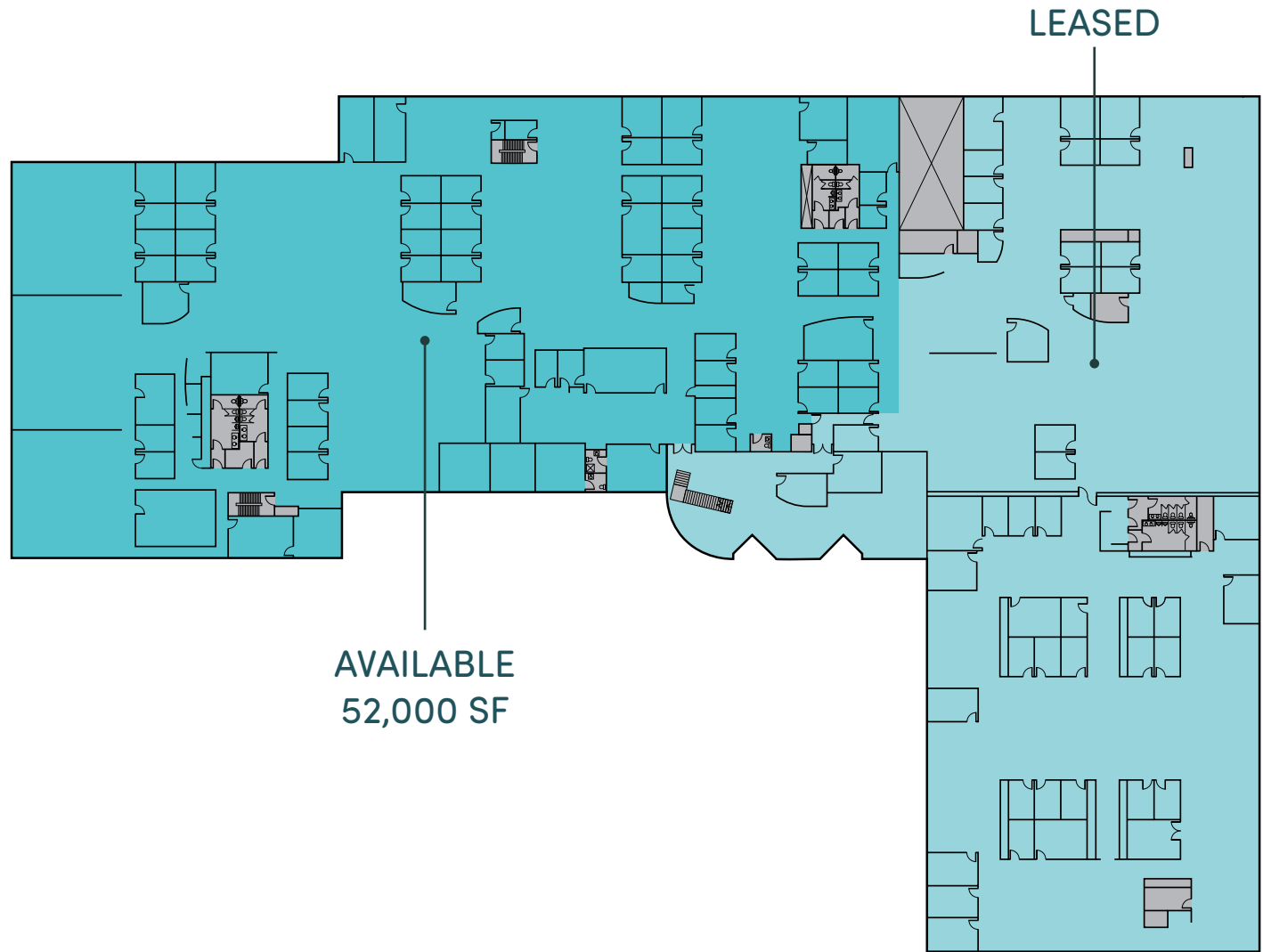


FLOOR PLANS

1ST FLOOR 42,000 RSF



2ND FLOOR 52,000 RSF



ACCESS & AMENITIES



WITHIN
3 MILES



33
RESTAURANTS



4
COFFEE/
FAST FOOD



3
FITNESS



5
SERVICES



2
HOTELS

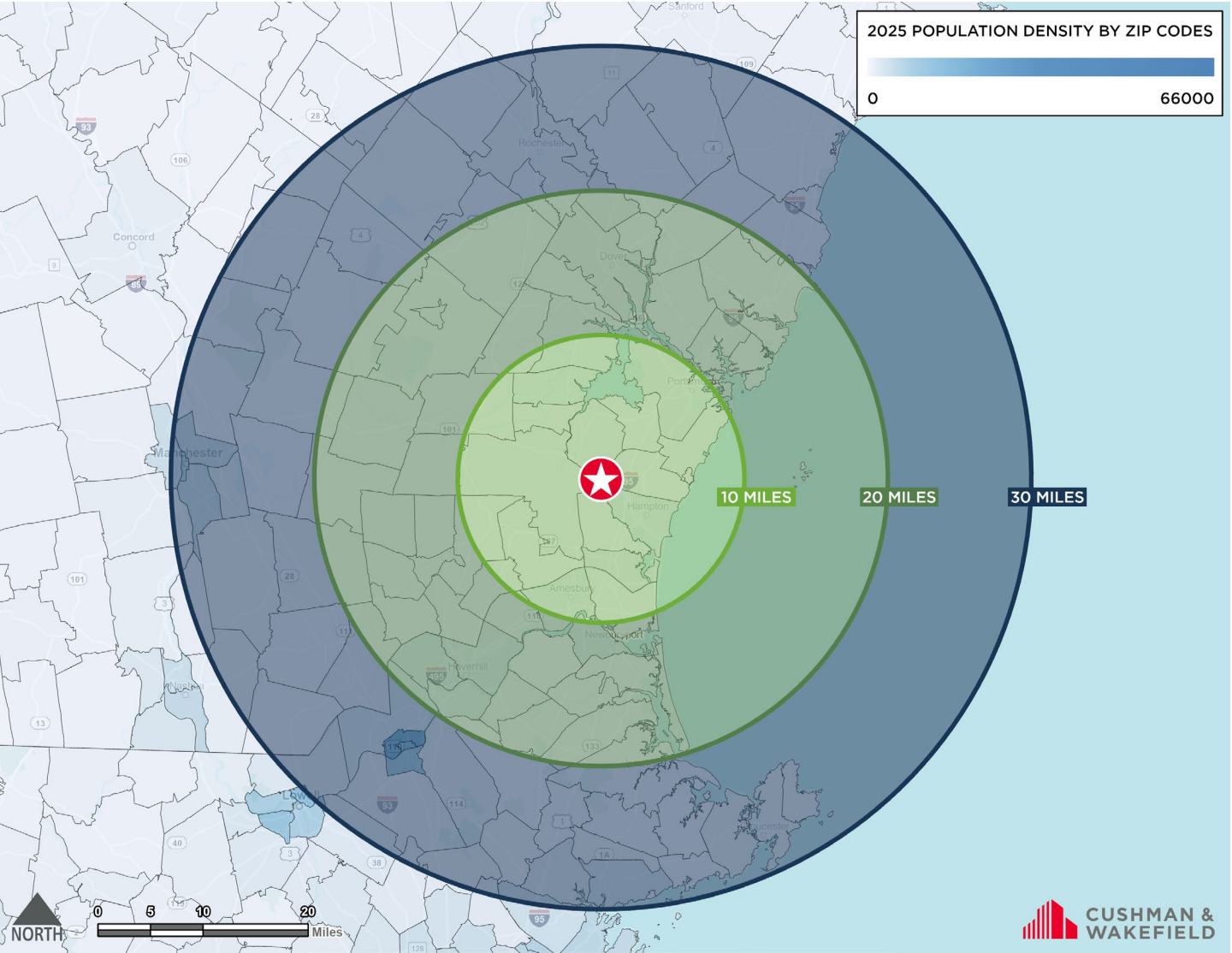


6
RETAIL/
SHOPPING

LABOR & DEMOGRAPHIC OVERVIEW

THE NEW HAMPSHIRE ADVANTAGE

		10 MILES	20 MILES	30 MILES
01	2025 TOTAL POPULATION	143,640	482,535	1,251,736
02	2025 HOUSEHOLDS	63,362	199,785	501,419
03	AVERAGE HH INCOME	\$ 151,254	\$ 144,920	\$ 142,602
04	MEDIAN AGE	47.9	44.5	42.9
05	ASSOCIATE DEGREE OR HIGHER	61.7%	57.0%	54.0%
06	CIVILIAN POPULATION 16+	85,659	284,790	725,519
07	POPULATION 16+ EMPLOYED	83,346	275,677	696,498
08	MANUFACTURING EMPLOYMENT	15,752	60,925	165,767



No Sales, Income, Use, or Estate Tax

Low Business Taxes

Economic Revitalization Zone Tax Credits

Highly Educated Workforce

#1

State for Economic Opportunity (U.S. News & World Report, 2024)

#1

Domestic Airport (Travel + Leisure, 2023)

#1

Best State to Relocate (Kiplinger)

#3

Best State for Jobs (WalletHub, 2023)

200

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