



121 Technology Drive | Durham, NH

**FLEX  
R&D / LAB  
OFFICE / HIGH BAY**

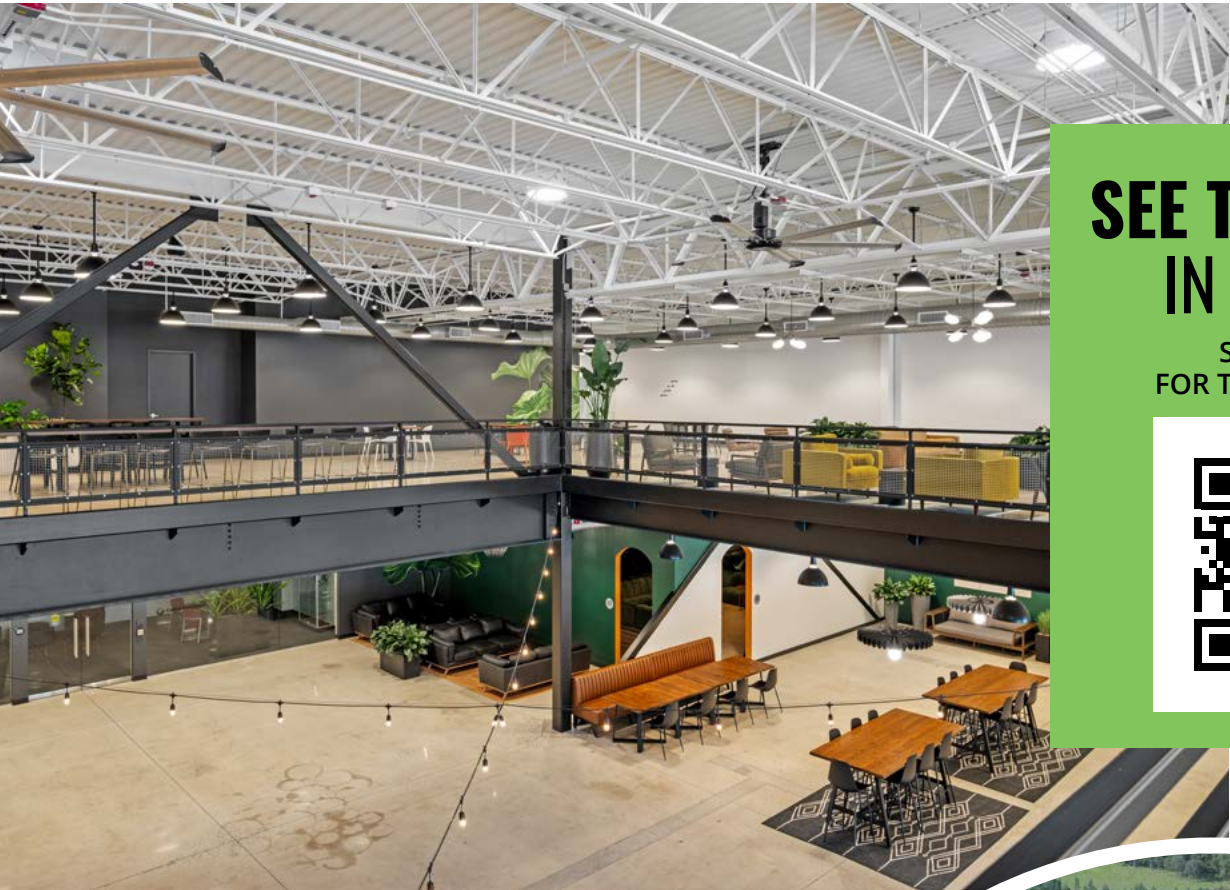
**UP TO 99,149 SF OF FLEX/R&D SPACE  
& 75,006 SF HIGH BAY SPACE**

**IMMEDIATELY AVAILABLE**



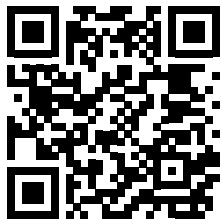
**CUSHMAN &  
WAKEFIELD**

Success in today's world requires the ability to reinvent to meet changing demands. 121 Technology Drive's availability of office, flex, R&D, manufacturing, lab, and warehouse space allows tenants the ability to create spaces that inspire innovative solutions for the challenges of today and tomorrow.



## SEE THE SPACE IN MOTION

SCAN/CLICK  
FOR THE VIDEO TOUR



This dynamic park is located just 2.5 miles from the University of New Hampshire and is home to their top-rated John Olson Advanced Manufacturing Center. The center equips students to develop the next generation of manufacturing materials and technology. Tenants have a unique opportunity to build a workforce partnership to acquire top talent.



# OPPORTUNITY HIGHLIGHTS



±506,923  
Total SF



Up to 37' Clear  
Heights



99,149 SF Flex, R&D  
75,006 SF High-Bay



21,500 Amps of  
Power at 480 Volts



175  
Total Acres



With Expansion  
Capability of  
up to 400,00 SF

### BUILDING DETAILS

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Year Built   | 1986<br>Addition in 2003-2004<br>Redevelopment/building transformation<br>in 2023                                                                        |
| Electrical   | 21,500 amps, 3-phase, 277/480 volts                                                                                                                      |
| Elevators    | Two Otis 3,500 lb. passenger<br>One 12' x 11' x 16' 8,000 lb. freight elevator                                                                           |
| Construction | Steel frame with high efficiency insulated<br>metal panels with new double pane<br>insulated windows                                                     |
| Roof         | New EPDM roof membrane with<br>20-year warranty                                                                                                          |
| Telecom      | Fiber: Fairpoint, Lighttower and Bayring<br>Copper: Fairpoint<br>Cabling: OM3, OM4 and Cat 5                                                             |
| HVAC         | Combination of chilled/ hot water air<br>handling units and new roof-top package<br>units. All flex/R&D portions of the building<br>are air-conditioned. |

### LOCATION

- Zoning: Office, Research, and Light Industry
- Location Incentive: Economic Revitalization Zone offering tax credits to eligible companies
- Partnership Opportunity: located adjacent to the University of New Hampshire

### FLEX/R&D DETAILS

|                |                          |
|----------------|--------------------------|
| Flex/R&D Area  | ±99,149 SF               |
| Column Spacing | 38' x 38' and 30' x 30'  |
| Clear Height   | 12'-4"                   |
| Loading        | Shared loading available |

### HIGH BAY DETAILS

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| High Bay Area  | 65,611 SF 1st floor space<br>9,395 SF Heavy duty Mezzanine space |
| Column Spacing | 25' x 50'                                                        |
| Clear Height   | 37'                                                              |
| Loading        | 4 - Dock-high loading doors<br>1 - 16' w X 20' h drive-in door   |
| Elevator       | 12' x 12' x 12' 8,000 lb freight elevator                        |

### AMENITIES

- On-site Grab N Go Café
- Fitness Center with showers
- Bocce & Pickleball Courts
- Conference & Meeting rooms along with many indoor/out-door collaboration spaces
- 175-acre site offering expansion opportunities, walking and biking trails.



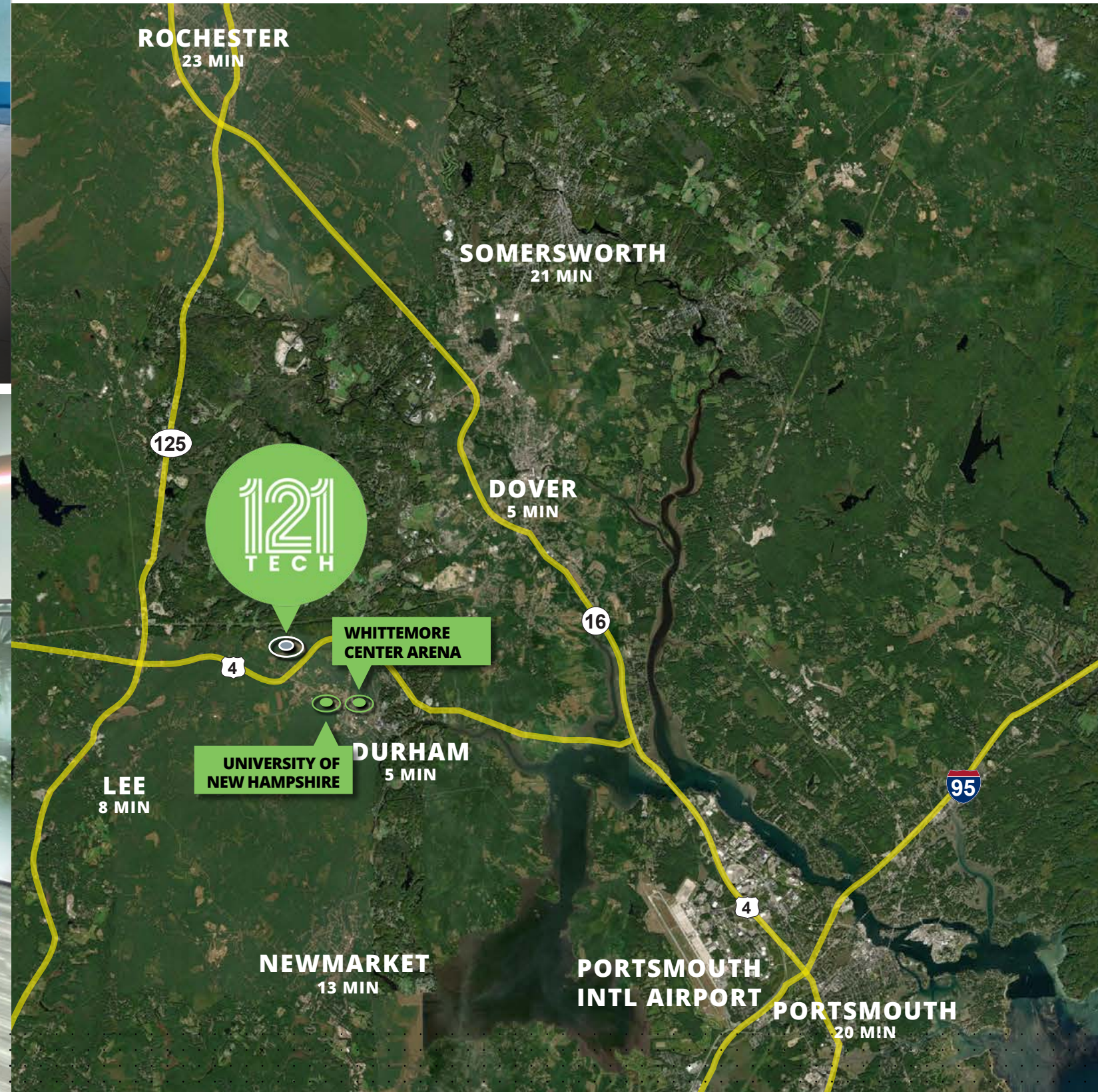
**NEW AMENITIES**

## ACCESS TOP TALENT

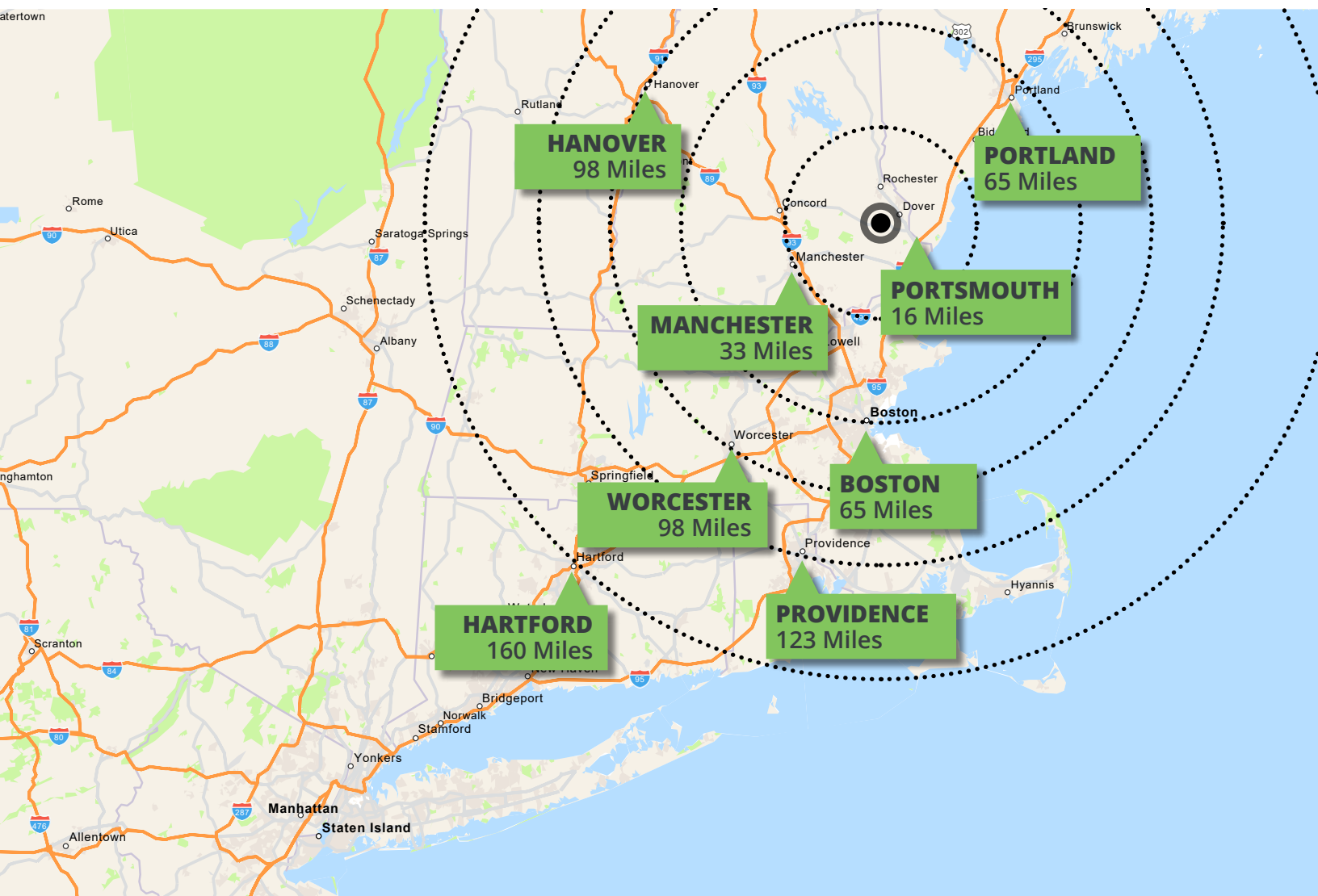
121 Technology Drive is a short commute to Southern New Hampshire's top communities, with a growing number of companies attracted to the area's strategic location, expanding amenity base, and deep talent pool.



**CUSTOMIZABLE  
LAB/R&D SPACE**



# A LOCATION FIT FOR A REGIONAL HEADQUARTERS



121 Technology Drive's ideal location in Southern New Hampshire places it within close proximity to the largest and most strategic cities in the Northeastern United States.

Collaboration is at the heart of every successful business, every partnership, every idea. 121 Technology Drive provides every opportunity to discuss and partner with like-minded innovative companies and draw from a deep pool of talented workers.

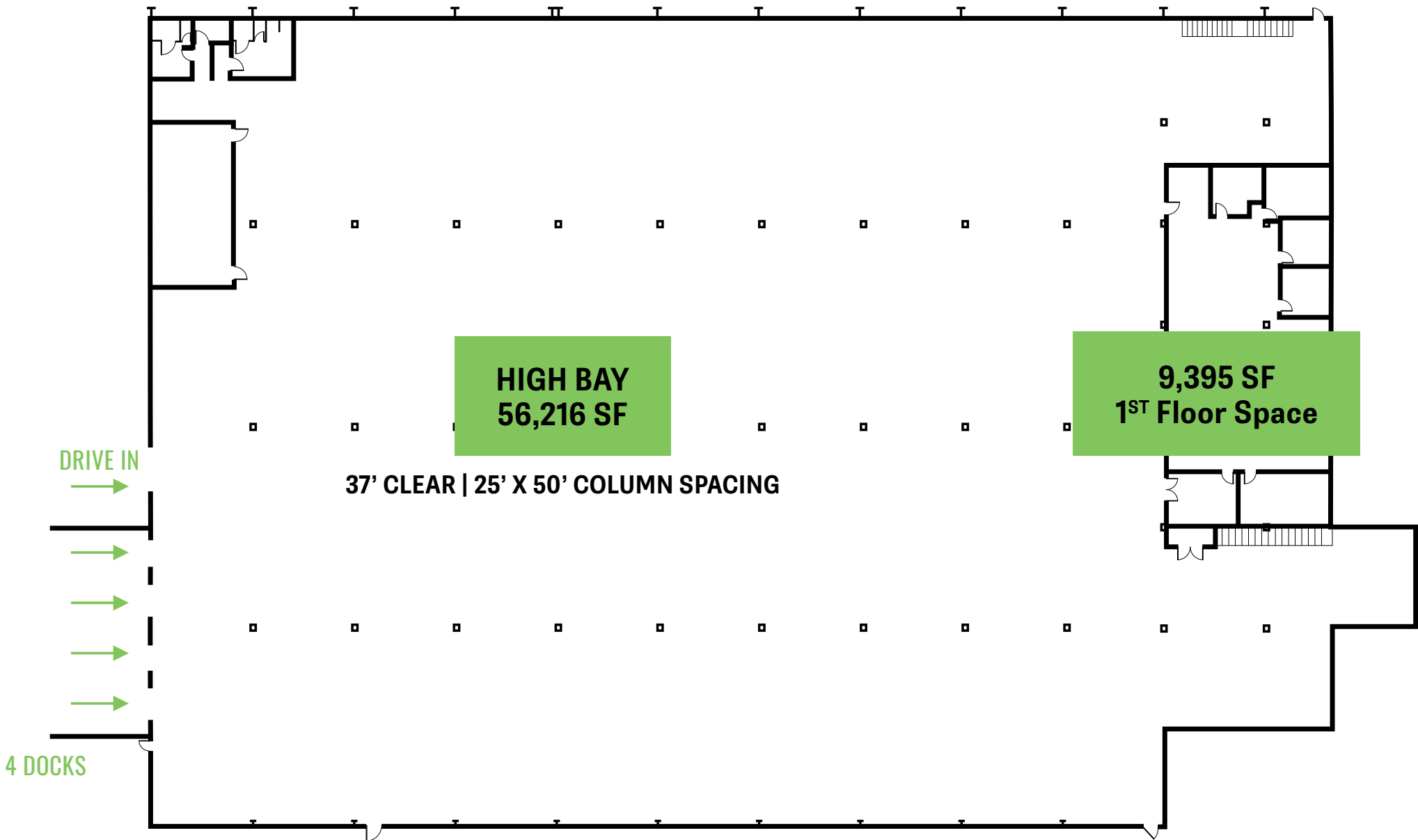
## COLLABORATION LEADS TO INNOVATION



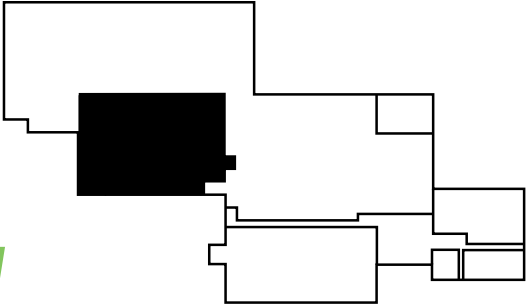
In addition to the vast indoor and outdoor spaces available, the property's proximity to the University of New Hampshire offers a unique opportunity for partnership. This campus is home to the John Olson Advanced Manufacturing Center, which trains students to develop and maintain the next generation of manufacturing materials and technologies.



# FIRST FLOOR

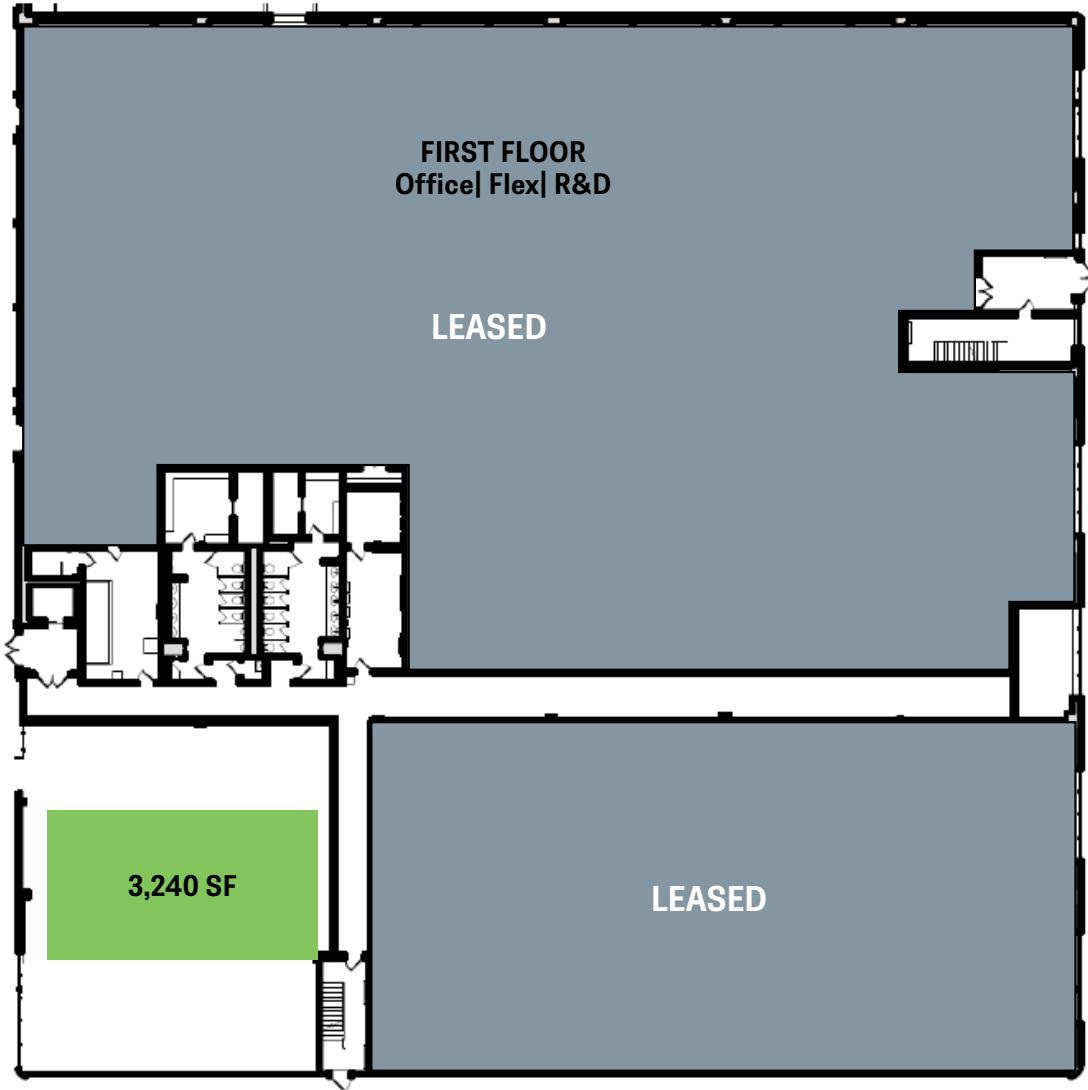


**SECOND FLOOR  
FLOOR  
MEZZANINE**  
9,395 SF w/  
16' Clear & Freight  
Elevator Access

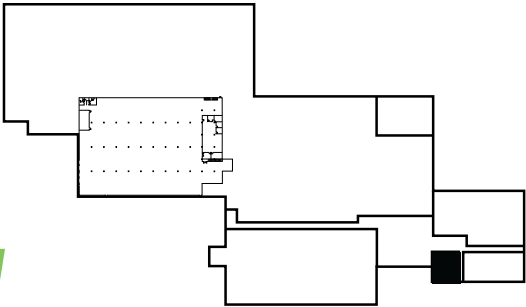


## FLOOR OVERVIEW

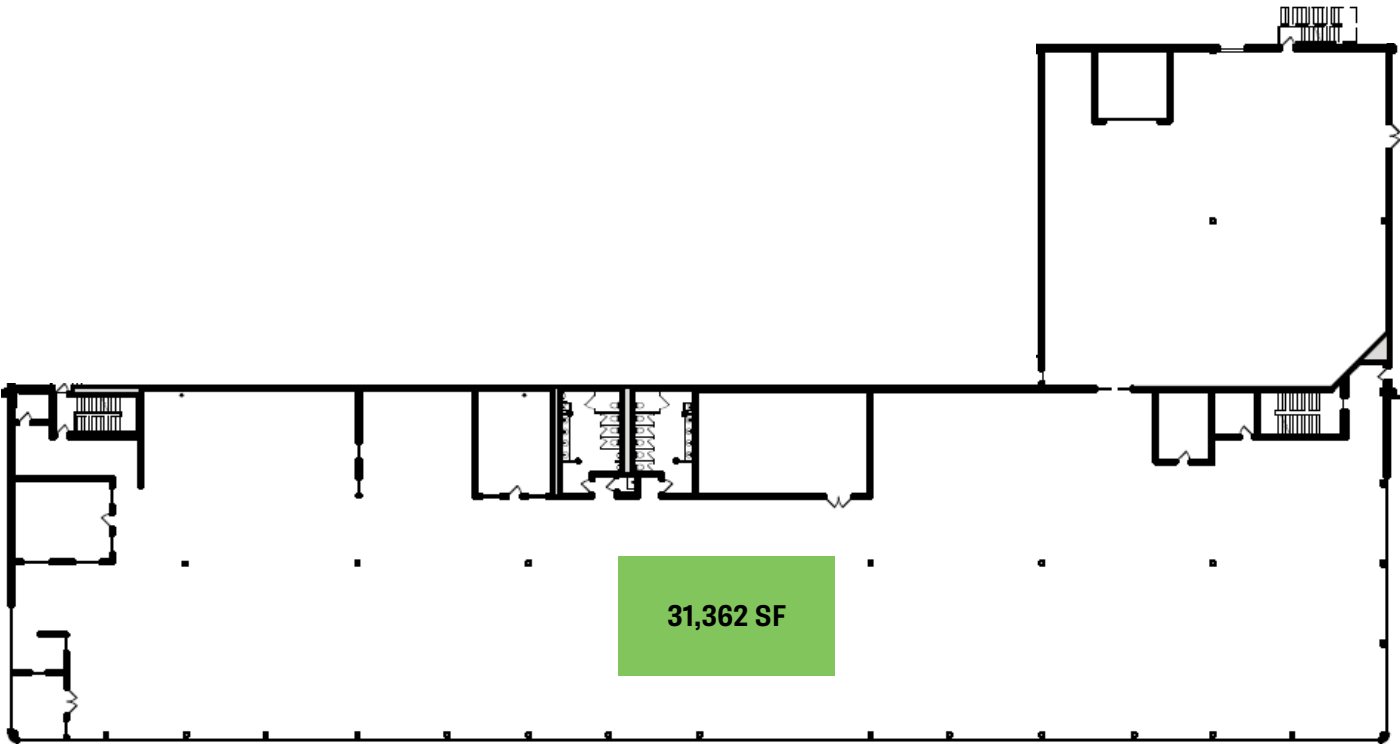
FIRST FLOOR



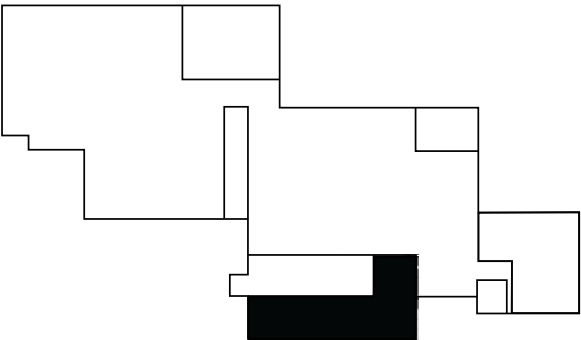
FLOOR OVERVIEW



SECOND FLOOR



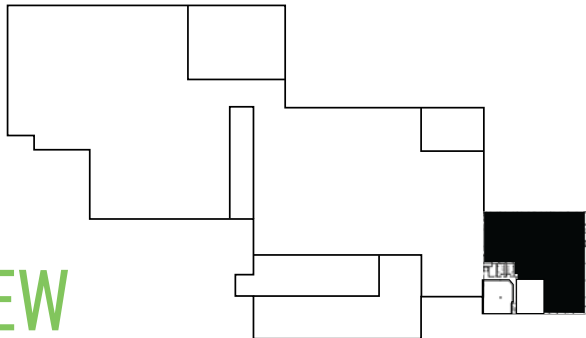
FLOOR OVERVIEW



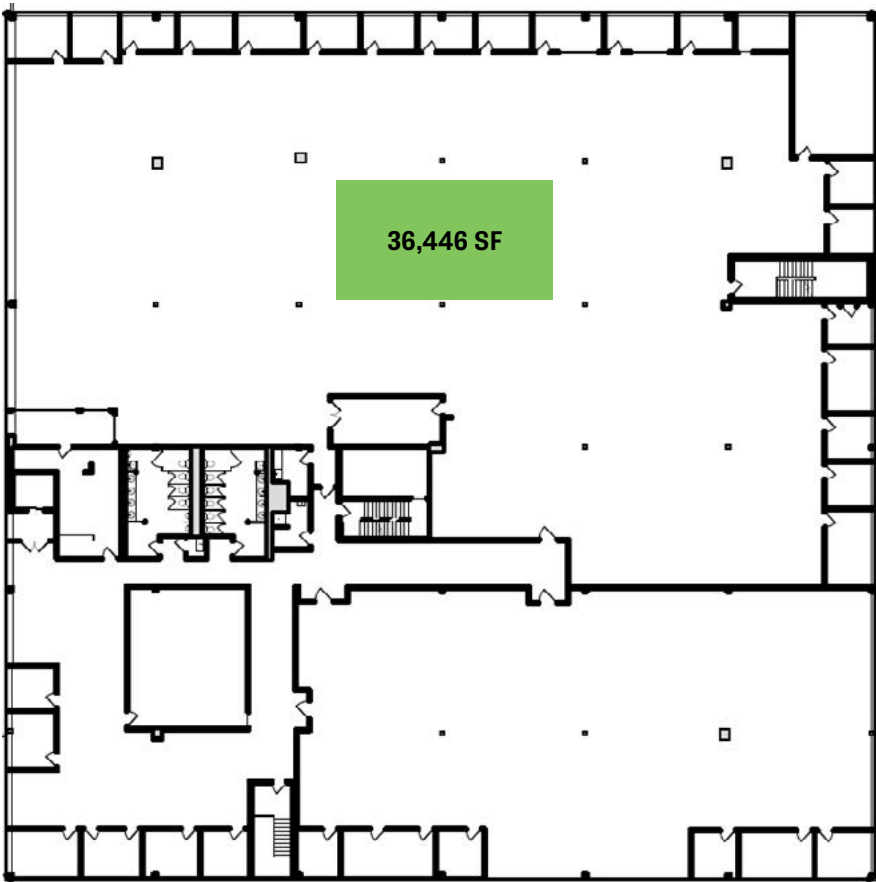
SECOND FLOOR



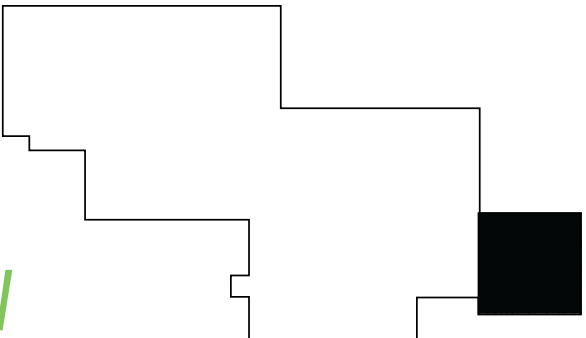
FLOOR OVERVIEW



THIRD FLOOR

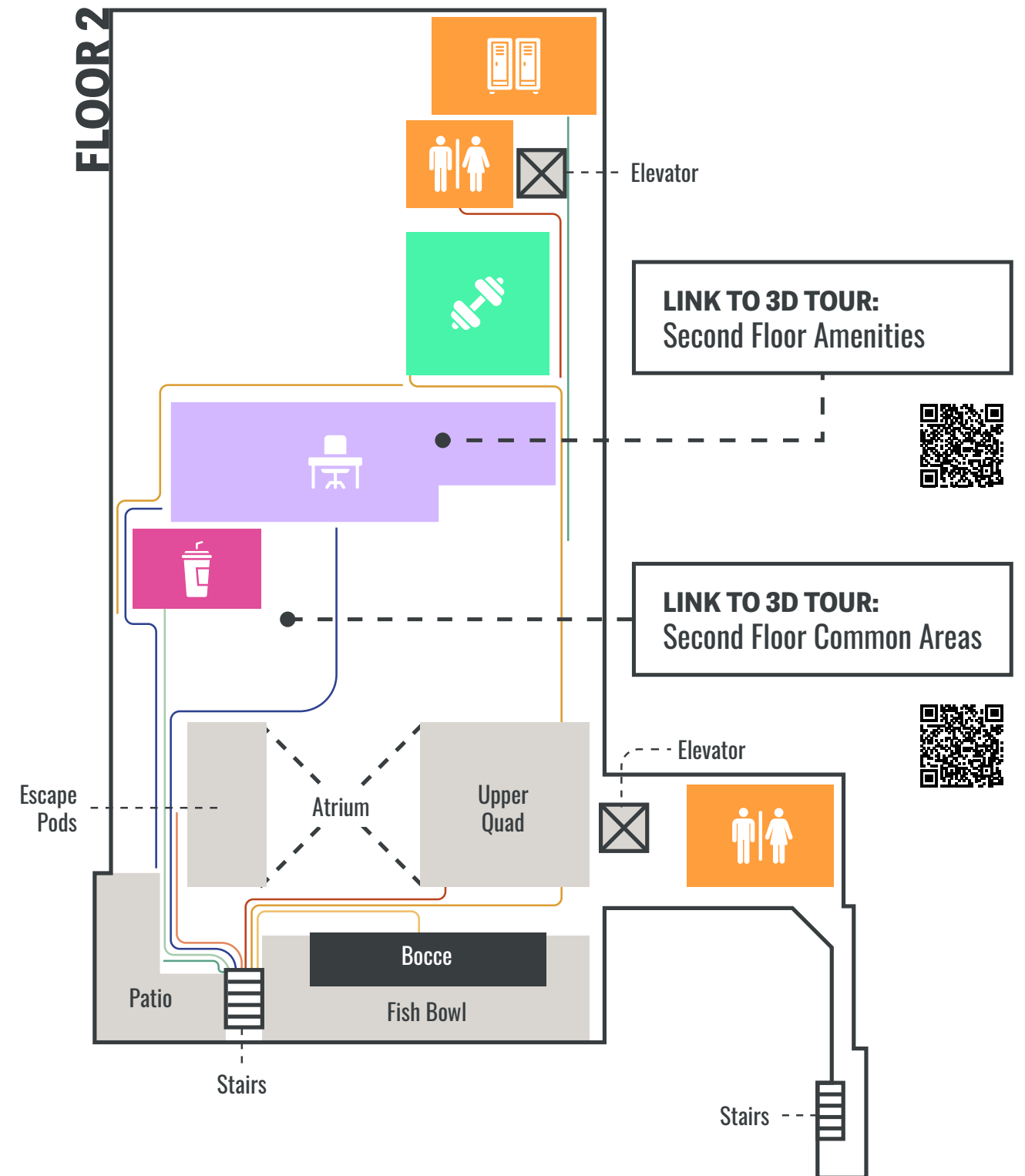
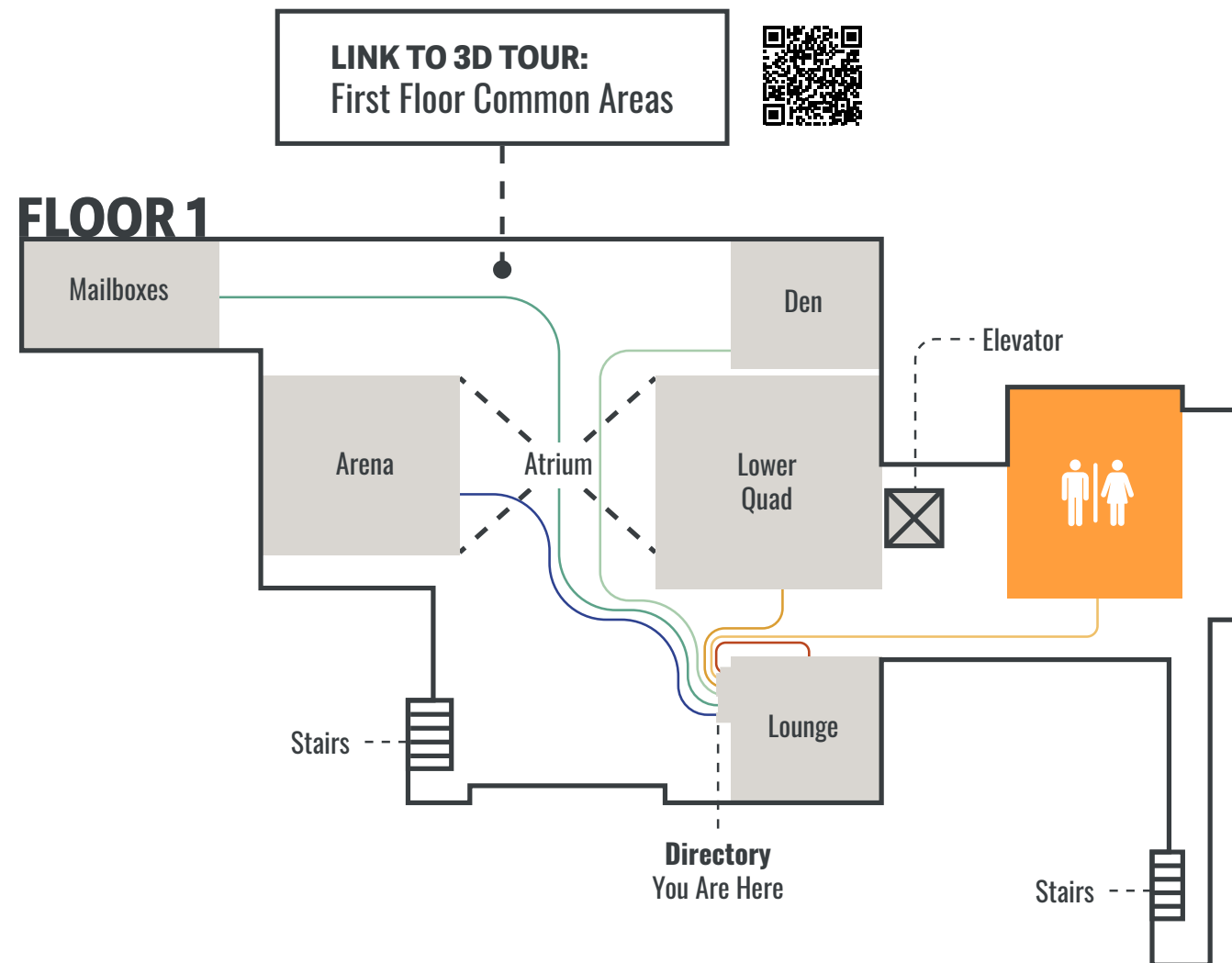


FLOOR OVERVIEW





# COMMON AREAS



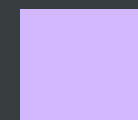
## AMENITIES



Restroom & Lockers



Gym



Conference Rooms



Grab N Go Café



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**For more information on this property, contact:**

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