

121

**TECHNOLOGY DRIVE** DURHAM, NH



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

**±143,540 SF  
OPPORTUNITY**

**IMMEDIATELY AVAILABLE**

22,790 SF OF HIGH-BAY WAREHOUSE  
166,330 SF TOTAL AVAILABLE

**RJKELLY**  
Investment • Development • Management

**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.



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.



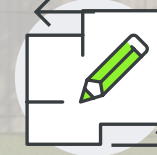
# OPPORTUNITY HIGHLIGHTS



±506,923  
Total SF



Up to 47'  
Clear Heights



143,540 SF  
Office  
Space



22,790 SF  
Warehouse  
Space



21,500 Amps  
of Power at  
480 Volts



175  
total acres

## BUILDING DETAILS

<b>Year Built</b>	1986 Addition in 2003-2004 Redevelopment/building transformation in 2023
<b>Electrical</b>	21,500 amps, 19,900 volts, 3-phase 600 amps, 277/480 volts, 3-phase
<b>Elevators</b>	Two Otis 3,500 lb. passenger Two 12' x 12' x 12' 8,000 lb. lifts One 12' x 11' x 16' 8,000 lb. freight elevator
<b>Construction</b>	Steel frame with high efficiency insulated metal panels with new double pane insulated windows
<b>Roof</b>	Office: Ballasted rubber Warehouse: New EPDM roof membrane with 20-year warranty
<b>Telecom</b>	Fiber: Fairpoint, Lighttower and Bayring Copper: Fairpoint Cabling: OM3, OM4 and Cat 5
<b>HVAC</b>	Combination of chilled/ hot water air handling units and new roof-top package units. All flex/R&D portions of the building are air-conditioned.

## AVAILABILITY DETAILS

<b>Warehouse Area</b>	±22,790 SF
<b>Flex/R&amp;D Area</b>	±143,540 SF
<b>Column Spacing</b>	38' x 38' and 30' x 30'
<b>Warehouse Clear Height</b>	24'
<b>Flex/R&amp;D Clear Height</b>	12'-4"
<b>Warehouse Loading</b>	1 tailboard height dock 1 drive-in door
<b>Flex/R&amp;D Loading</b>	Shared loading available

## AMENITIES

- On-site cafeteria
- Fitness center and multiple collaboration areas within the grand two-story lobby
- Parking: 1,464 spaces across 6 paved areas
- Outdoor spaces for collaboration opportunities
- Helipad landing area on-site
- 175-acre site offering expansion opportunities, walking and biking trails

## 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



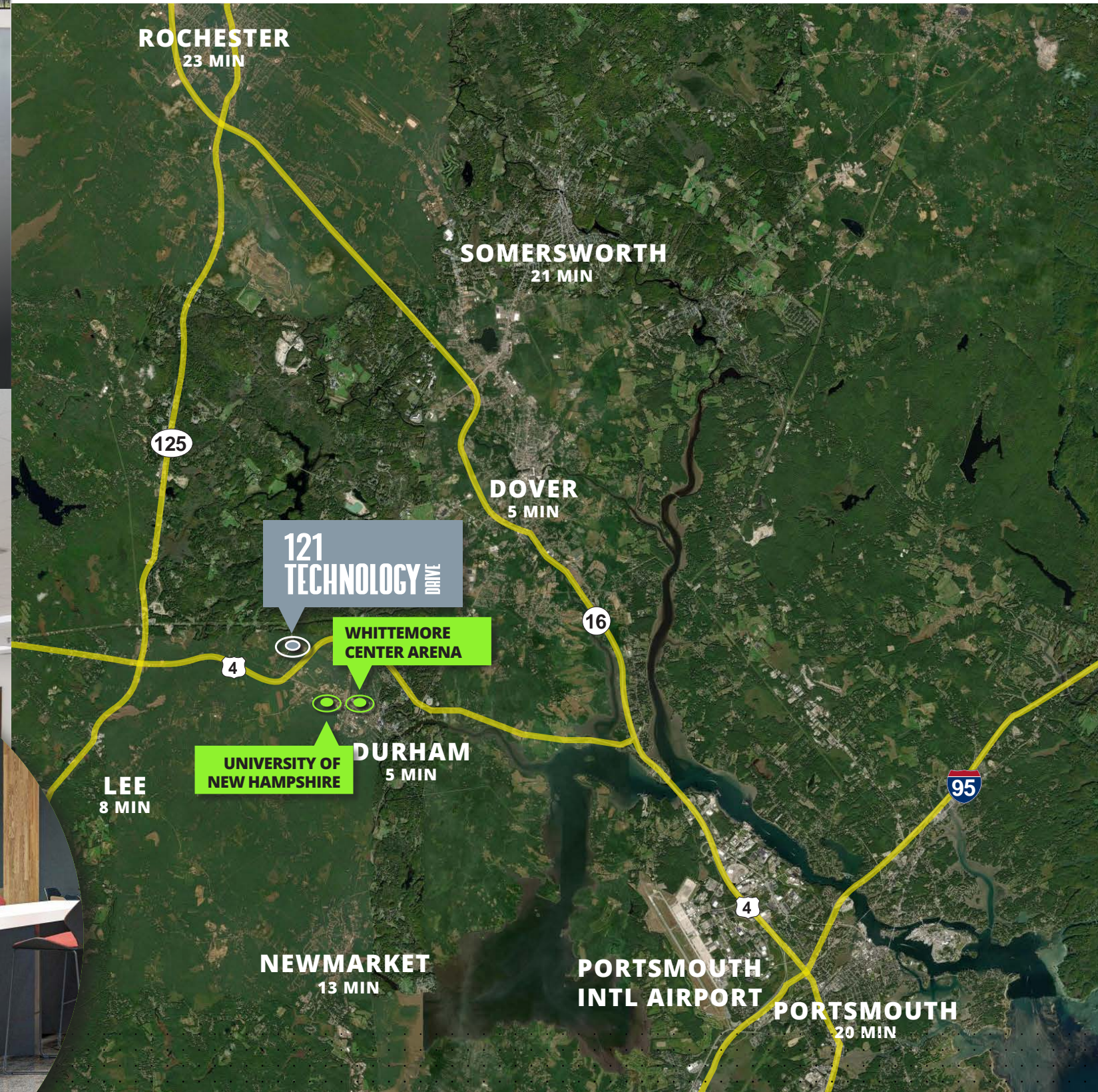
**MAIN ENTRANCE / RECEPTION**



**CUSTOMIZABLE  
LAB/R&D SPACE**

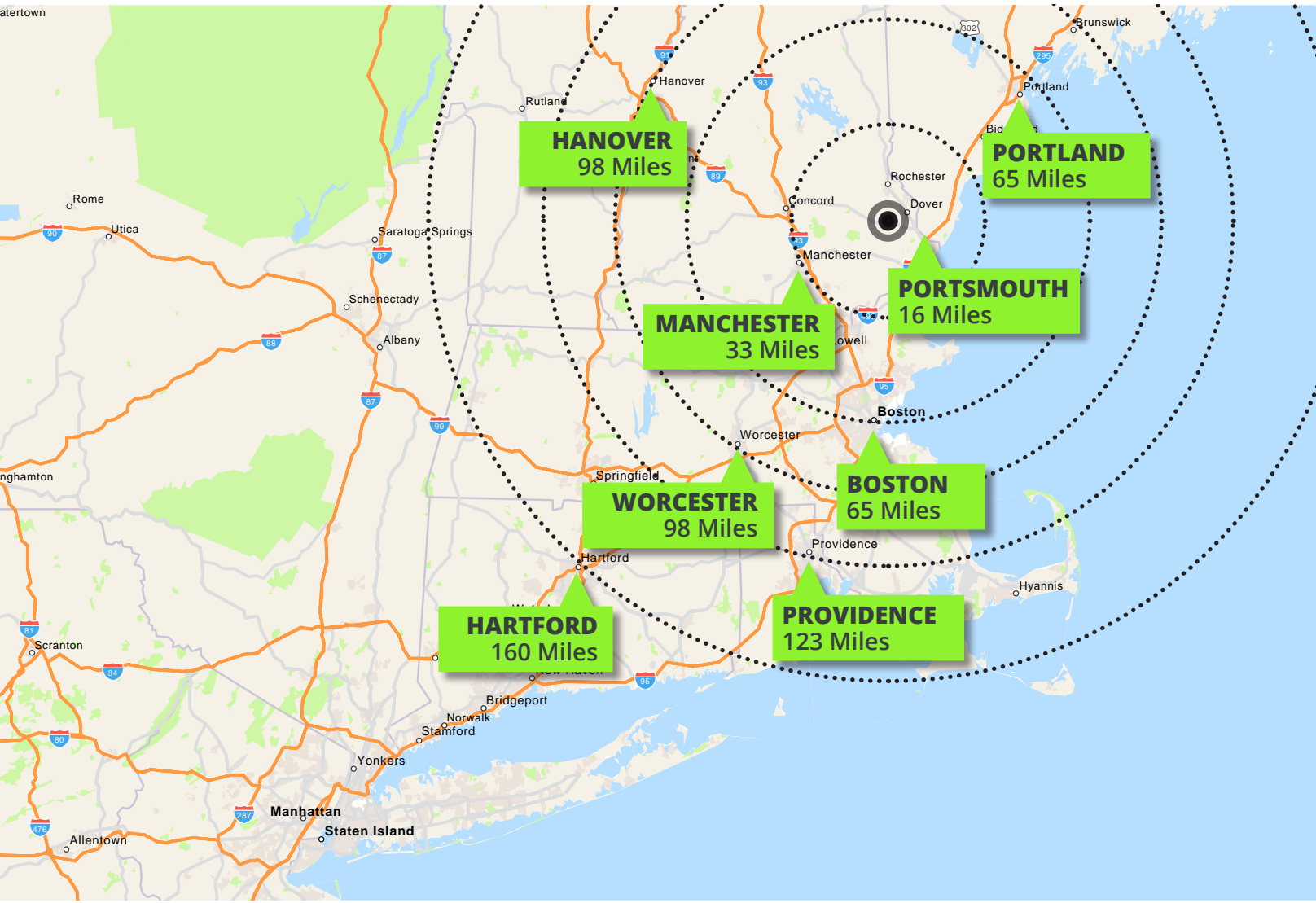
# ACCESS TOP TALENT

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.



# A LOCATION FIT FOR A REGIONAL HEADQUARTERS

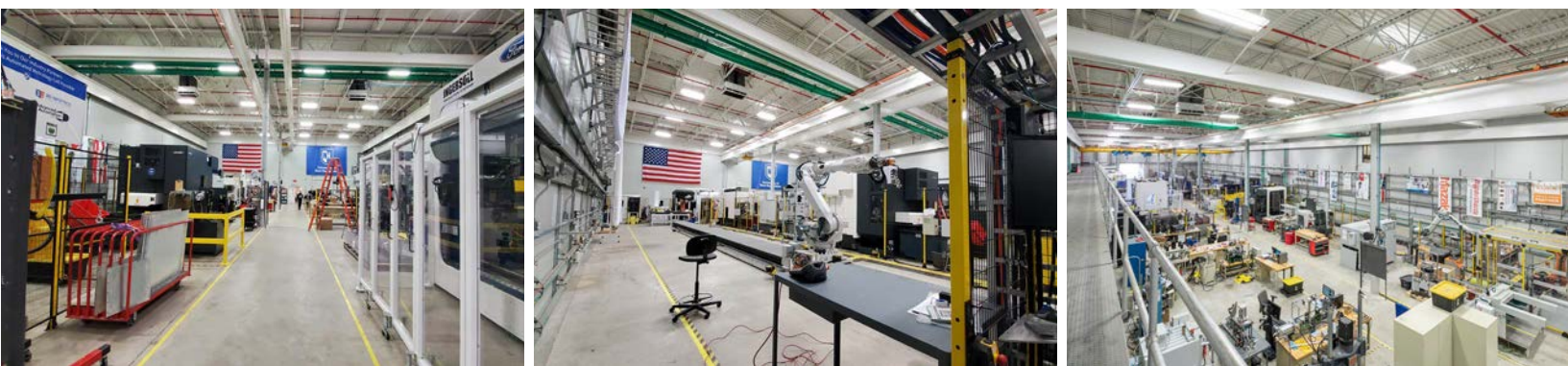
Collaboration is at the heart of every successful business, every partnership, every idea. 121 Technology Drive provides every opportunity to discuss and partner with like-minded innovative companies and draw from a deep pool of talented workers.



# COLLABORATION LEADS TO INNOVATION

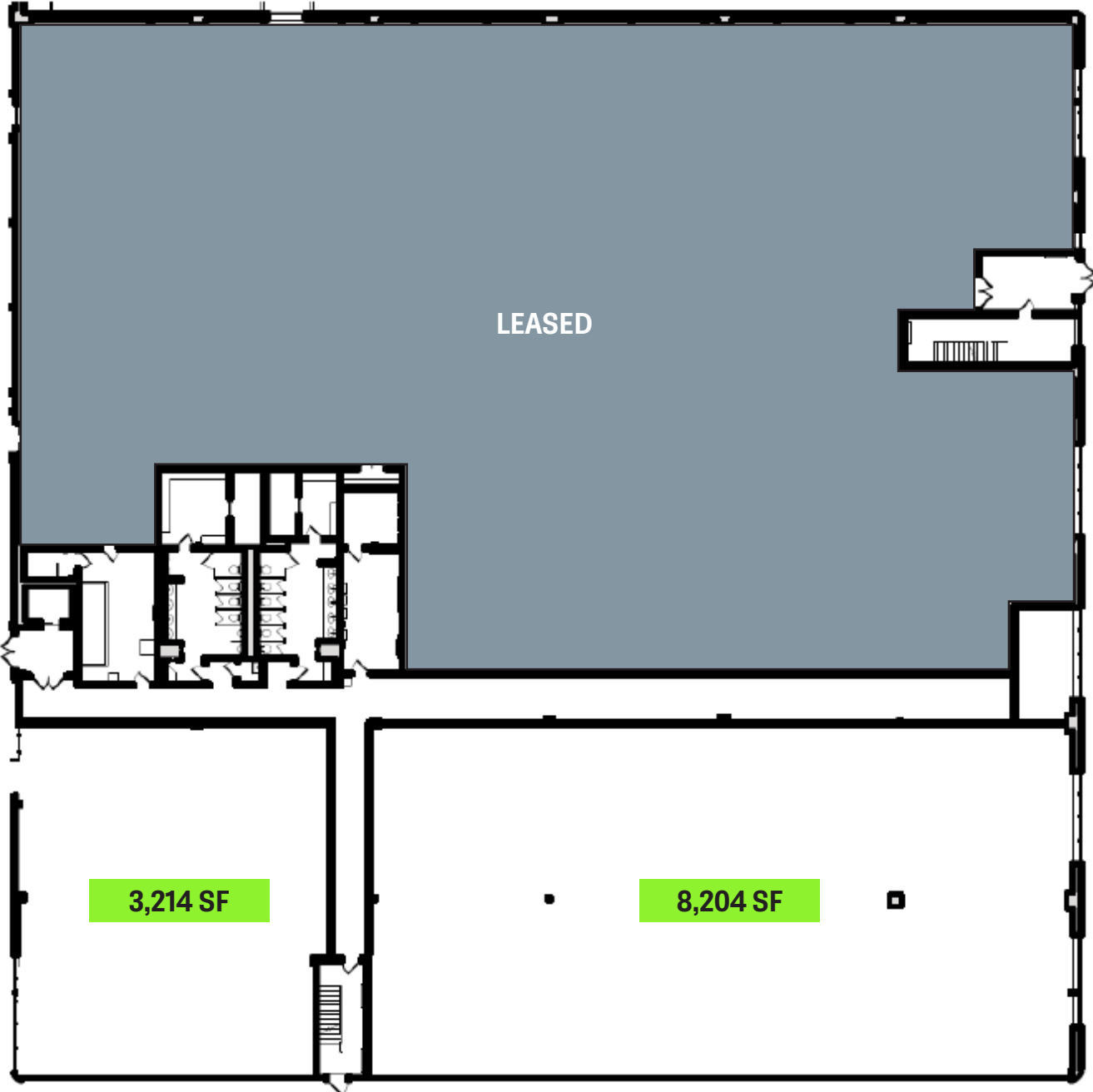
In addition to the vast indoor and outdoor spaces available, the property's proximity to the University of New Hampshire offers a unique opportunity for partnership. This campus is home to the John Olson Advanced Manufacturing Center, which trains students to develop and maintain the next generation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

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.



# FIRST FLOOR

AVAILABLE NOW

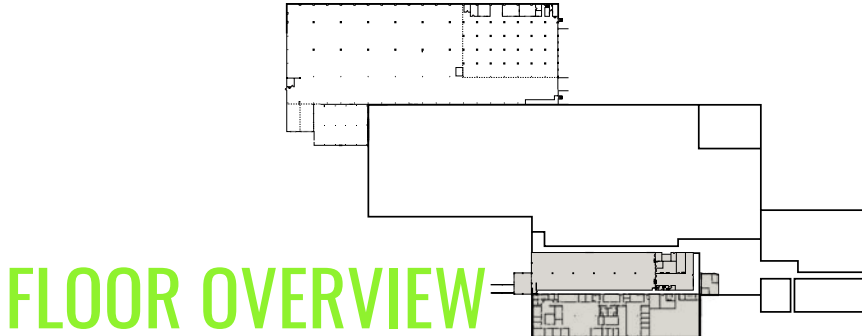
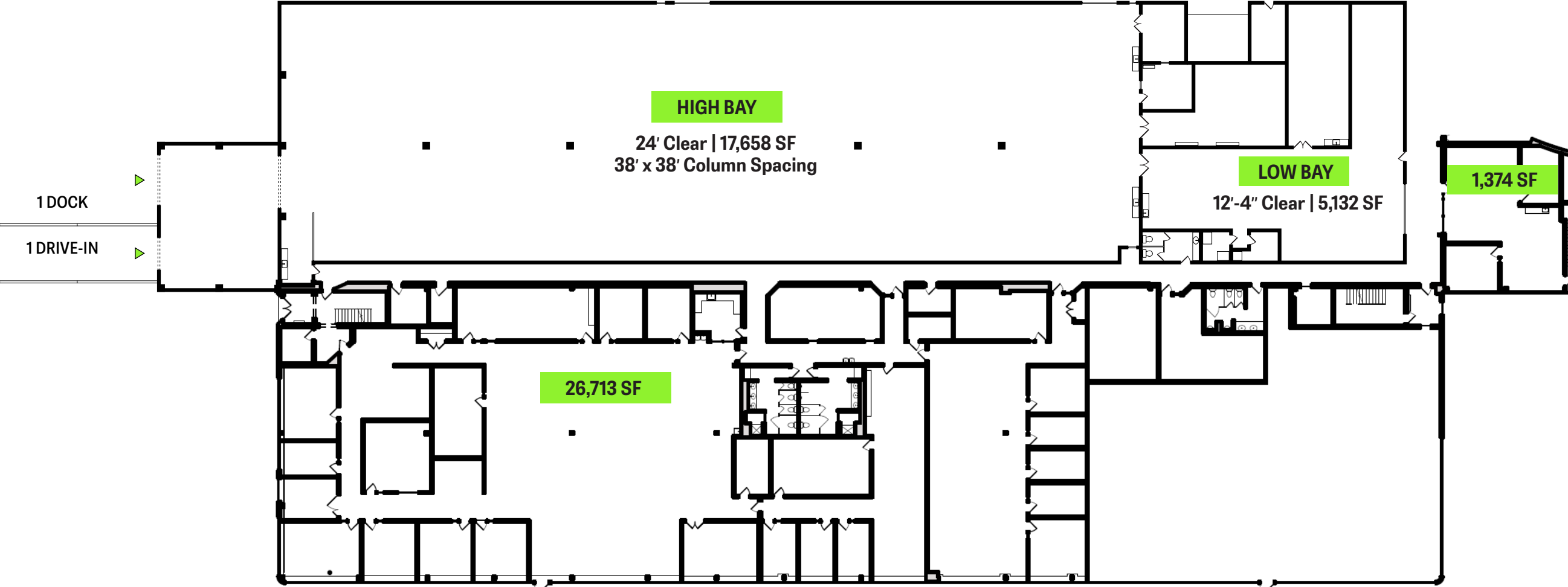


FLOOR OVERVIEW



# FIRST FLOOR

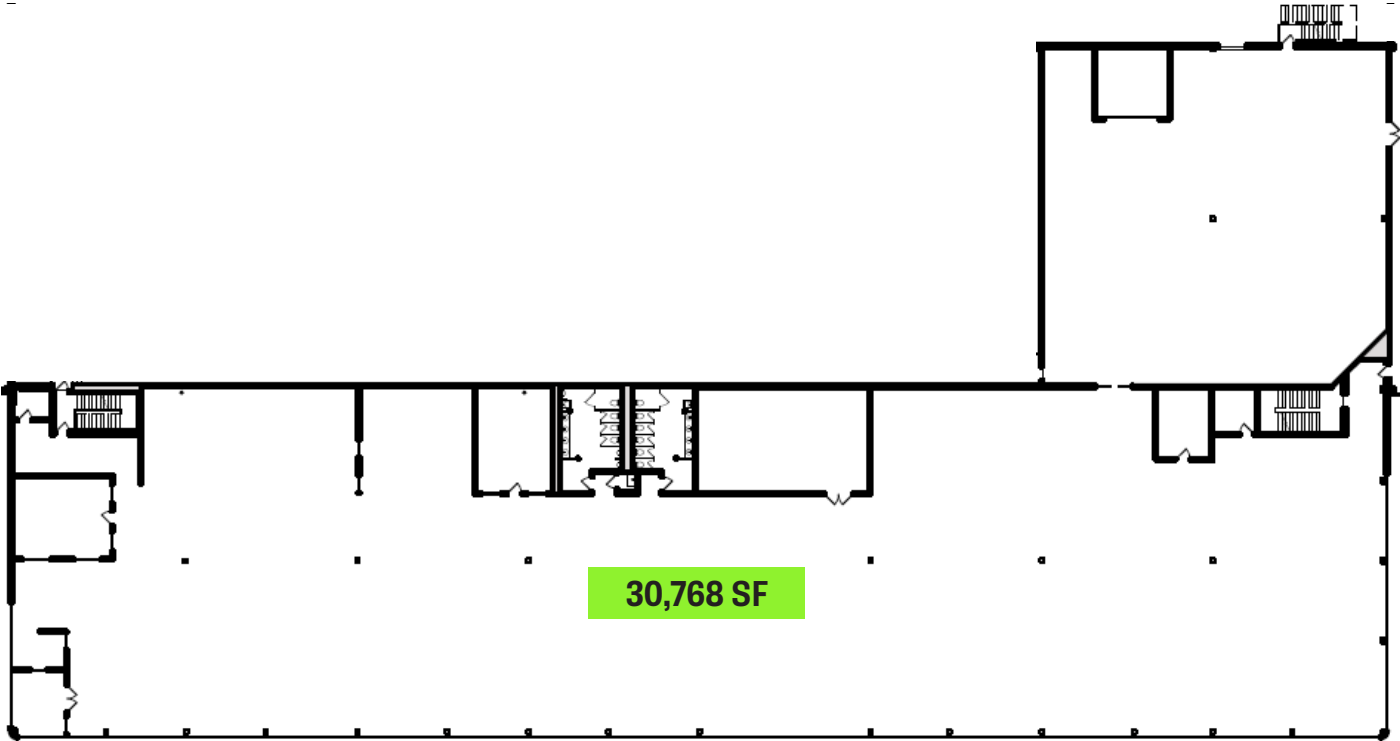
AVAILABLE 2026



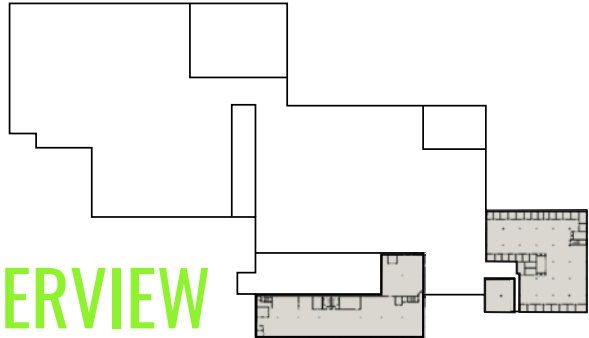
FLOOR OVERVIEW

# SECOND FLOOR

AVAILABLE NOW

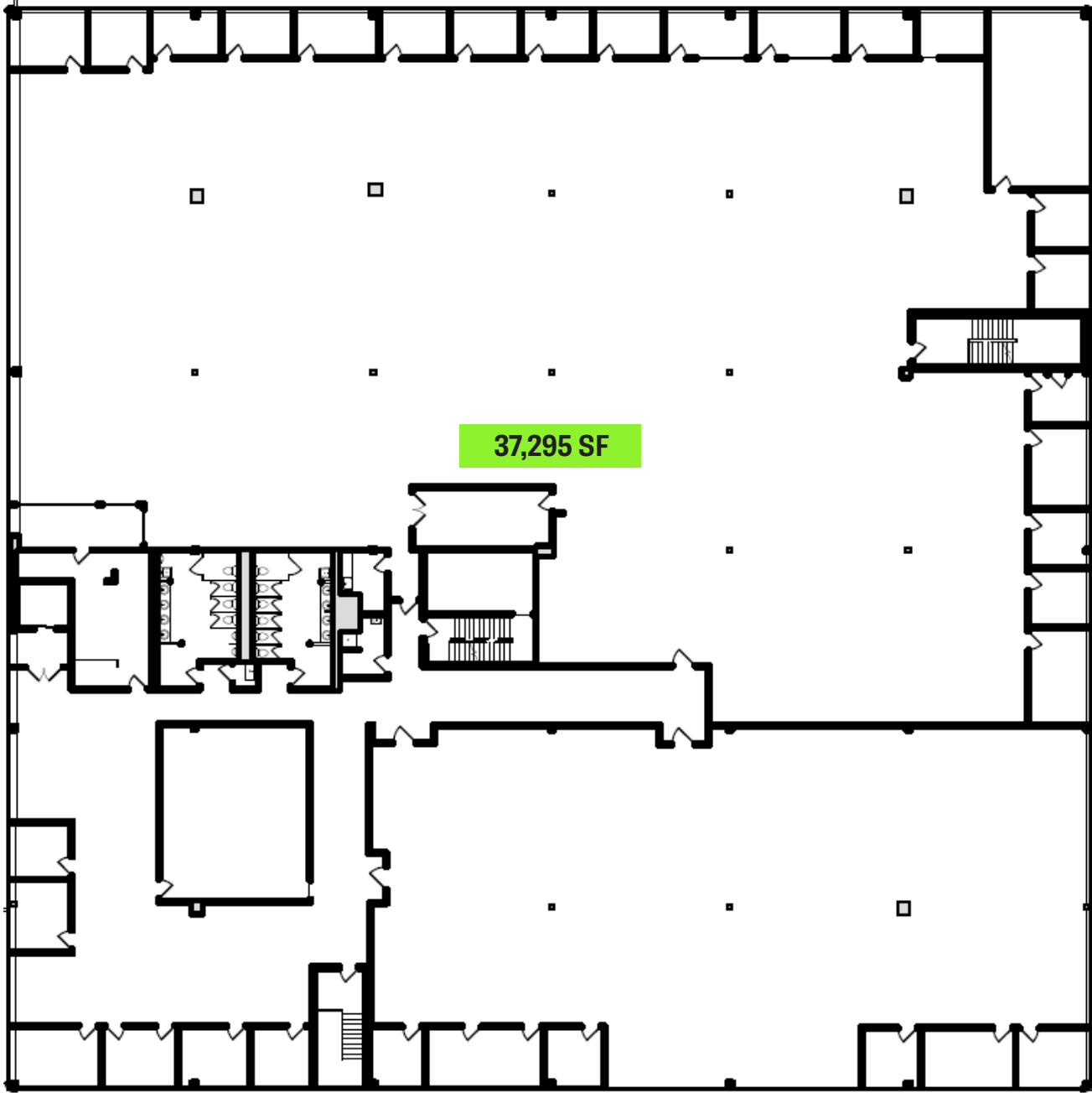


FLOOR OVERVIEW

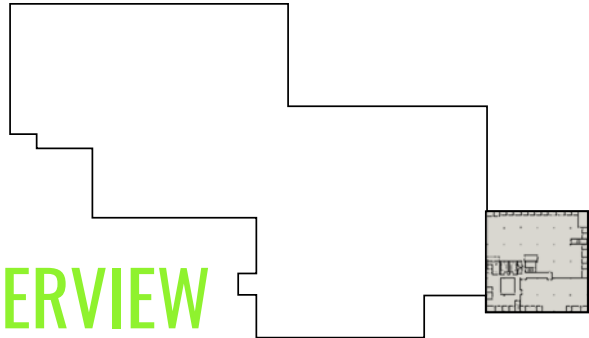


# THIRD FLOOR

AVAILABLE NOW



FLOOR OVERVIEW





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TECHNOLOGY DRIVE

DURHAM, NH



CLICK OR SCAN FOR THE VIDEO

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