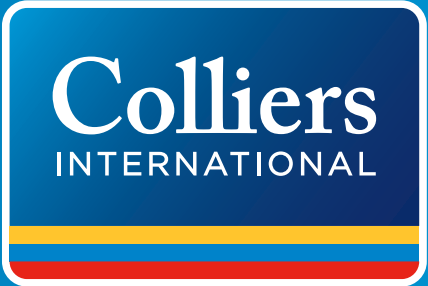


360,000± SF **MIXED USE** DEVELOPMENT
AT GATEWAY PARK | WINDHAM, NH



CONCEPT PLAN



PROJECT OVERVIEW

Colliers
INTERNATIONAL

CONCEPT PLAN



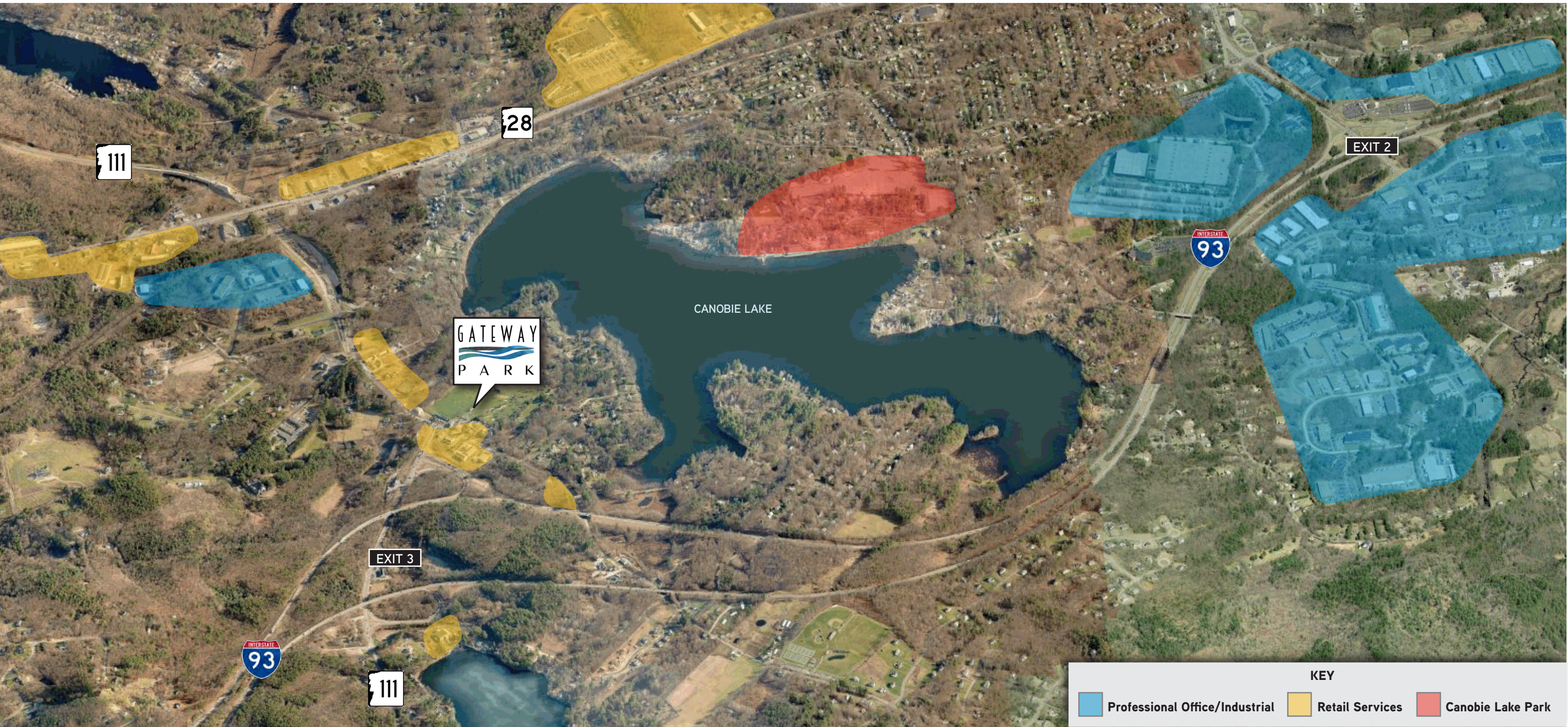
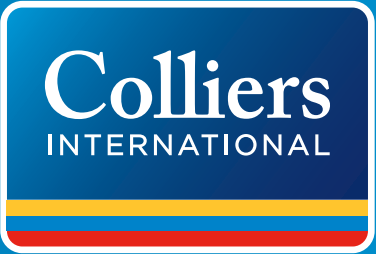
360,000± SF MIXED USE DEVELOPMENT

HIGHLIGHTS

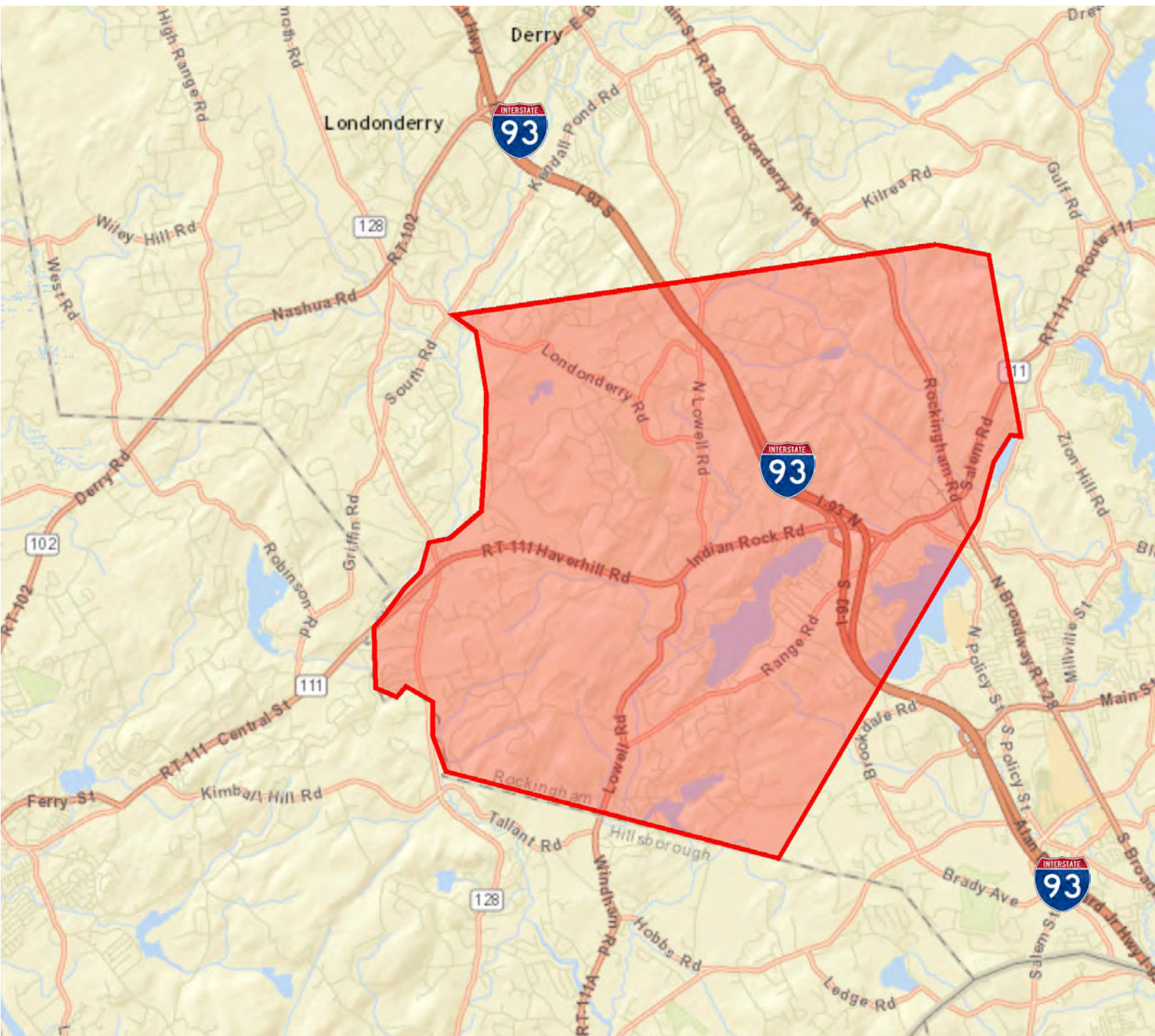
- › Gateway Park, located on 32± acres, will feature
 - *Offices*: Class A professional and medical office space, R&D, incubator and more
 - *Health services*: pharmacy, spa, fitness center and more
 - *Restaurants*: high quality restaurant, bistro, deli and more
 - *General services*: banking, daycare, design studio and more
 - *Residential*: townhouses
 - *Park*: large open space with walking trails throughout the development
- › Features multiple egress and ingress points on Indian Rock Road/Route 111 and Range Road/Route 111A
- › Ideal location off Exit 3, I-93 in Windham, a thriving community located just over the New Hampshire/Massachusetts border
- › Surrounded by all amenities, including ConvenientMD Urgent Care, Castle Commons, Naults Powersports, Citizens Bank, The Common Man Restaurant, Windham Restaurant, Delahunty Nurseries & Florist and more

GATEWAY
PARK

AERIAL



ABOUT WINDHAM



Regional demographics



535k
POPULATION



95k
AVERAGE HOUSEHOLD INCOME



456k
HOUSEHOLDS



40
MEDIAN AGE

Windham is a great place to start or grow a business

- › 3rd safest community in New Hampshire
- › 11th highest per capita income in New Hampshire with an average income of \$151,000 per household
- › 30th in the nation for America's Best Small Towns from Money Magazine

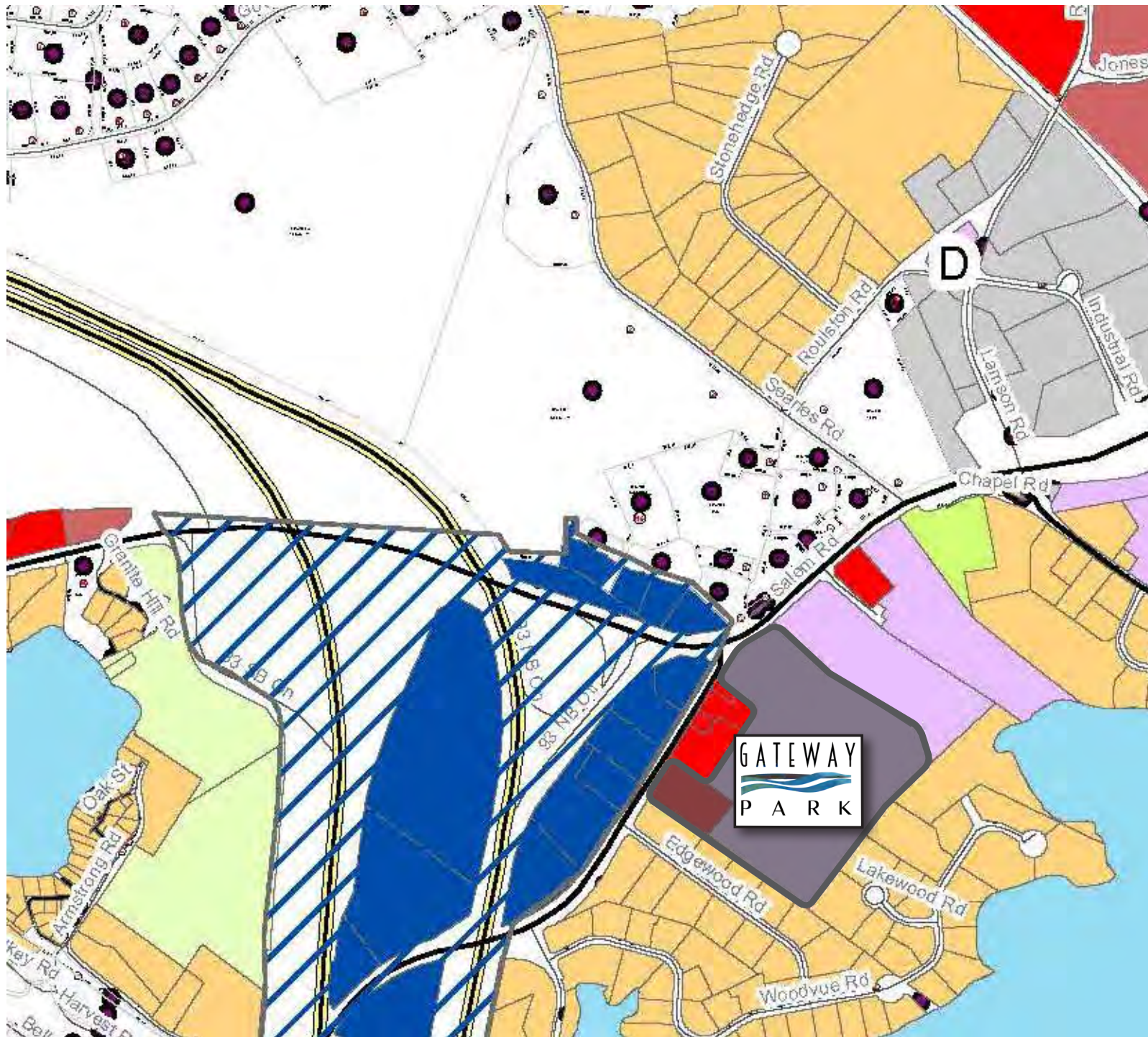
Location, location, location....

- › Conveniently located off Exit 3, I-93 with Routes 128, 28 and 111 linking out to other communities
- › Easy access to Manchester-Boston Regional and Logan Airports

Sources: www.windham-nh.com & U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015.



ZONING INFORMATION



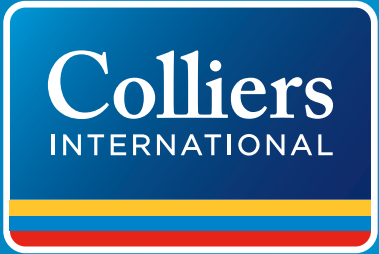
PROFESSIONAL BUSINESS & TECHNOLOGY

EXCERPTS

- › This district is intended to function as an employment center for Windham and surrounding communities, featuring businesses, professional office, R&D facilities, light industry and complementary educational uses
- › Permitted uses include
 - Office
 - Private school
 - Research laboratory
 - Call center
 - Restaurant
 - Medical/dental
 - Health/fitness club
 - Manufacturing
 - Retail
 - Bank/ATM
- › Located in a newly designated Economic Revitalization Zone, designed to stimulate economic redevelopment, create new jobs, reduce sprawl and increase tax revenues within the state by encouraging economic revitalization



RETAIL & RESTAURANT SPACE



CONCEPT PLAN



RETAIL | BUILDINGS A, D, G, K



Multiple retail buildings available for a bank, pharmacy, fitness studio, spa and/or healing center, or other retail services.

RESTAURANTS | BUILDINGS B, C



13,300± SF signature restaurant with outdoor patio seating and a 4,500± SF bistro located at the entrance of the park.

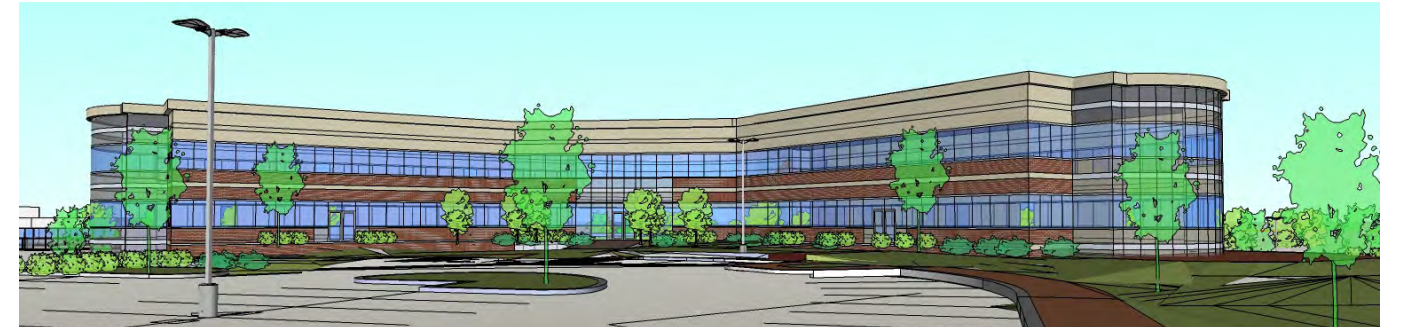


MIXED USE SPACE

CONCEPT PLAN



OFFICE/MIXED USE | BUILDINGS E, F, G, H, J, K



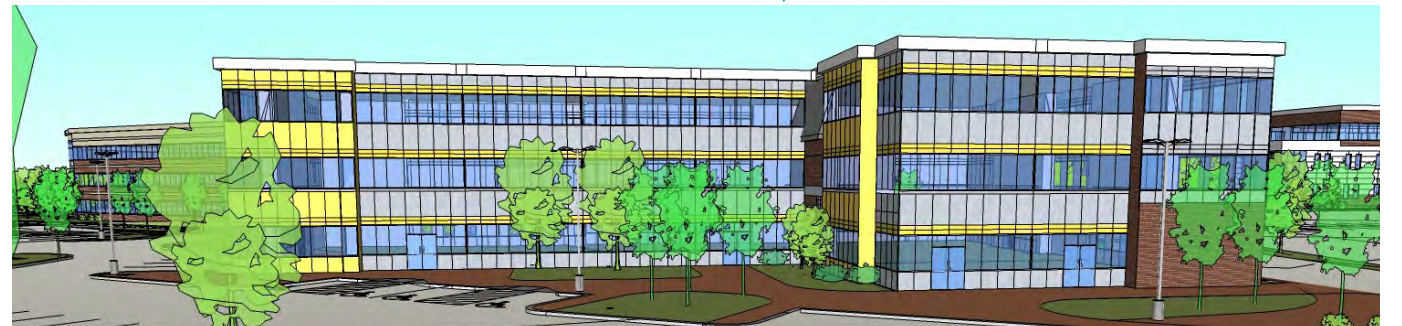
Multiple Class A office buildings are perfect for a 57,000± SF corporate headquarters all the way down to a 7,000± SF office user, plus coordinating services such as a daycare or health club.

MEDICAL/MIXED USE | BUILDINGS E, G



Mixed use medical buildings are perfect for a doctor or dentist office, plus a yoga studio or healing center.

R&D/INCUBATOR | BUILDINGS F, I



Two Class A buildings dedicated to innovation and technology.

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CONCEPT PLAN

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