

ALL YOU NEED

IS HERE.

*Join the future of
office at The Rock.*



THE ROCK

OFFICE DISTRICT
AT TUSCAN VILLAGE

THE ROCK IS ENERGY.



Tuscan Village is a landmark project that is redefining the gateway to New Hampshire. The fully approved 170-acre mixed-use development is under construction on the site of the former Rockingham Park Race Track in Salem, New Hampshire — just 30 minutes from Boston.

The Rock Office District at Tuscan Village is a once in a generation office build-to-suit opportunity within Tuscan Village.

The Rock will provide the next generation of the workforce with everything imaginable. From a quick bite to eat, to state-of-the-art amenities and an entertainment district, Tuscan Village has it all.





Tuscan Village
LIVE. WORK. STAY. PLAY.

2.8M SF
OF DEVELOPMENT

1.3M

SQUARE FEET
OF OFFICE SPACE

800K

SQUARE FEET
OF RETAIL

300+

HOTEL
ROOMS

75+

RETAIL
STORES

800

RESIDENTIAL
UNITS

15+

RESTAURANTS

EXIT 1



SOUTH POLICY STREET

38

PHASE II

Leasing and construction for Phase II, situated on 120-acres, is currently underway. Construction for build-to-suit office space can be initiated immediately and delivered within 12 months.

MALL AT ROCKINGHAM P

112,500 SF MEDICAL CAMPUS

100,000 SF MEDICAL CAMPUS

150+ ROOM HOTEL

350,000 SF OFFICE

TUSCAN LAKE

125,000 SF OFFICE

120,000 SF ENT

HILTON TAPESTRY 162 ROOM HOTEL

CENTRAL VILLAGE

30,000 SF FORD DEALERSHIP

200,000

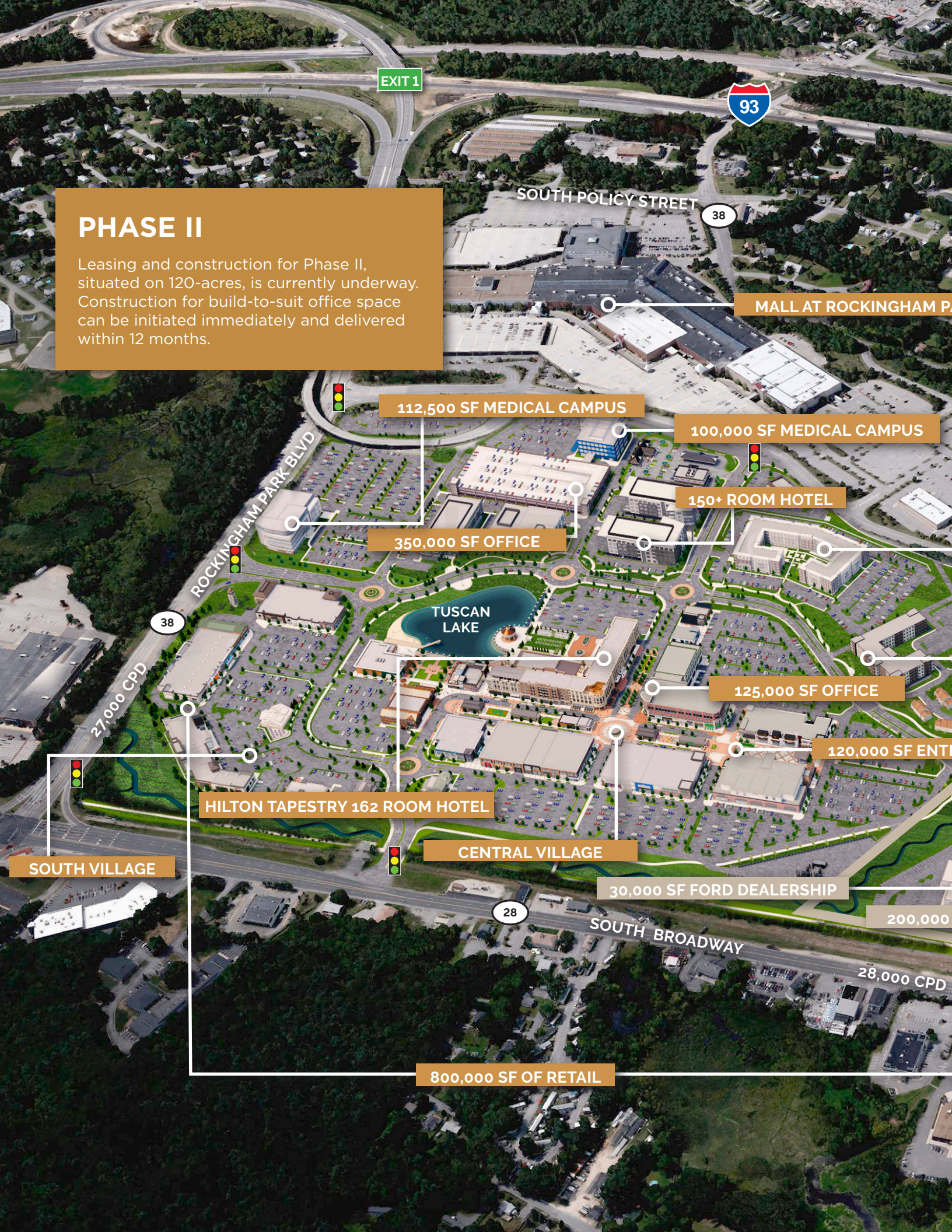
SOUTH VILLAGE

SOUTH BROADWAY

28

28,000 CPD

800,000 SF OF RETAIL





EXIT 2

ARK

281 LUXURY APARTMENT UNITS

225 UNIT INDEPENDENT LIVING

256 RESIDENTIAL UNITS

96 TOWNHOMES

ENTERTAINMENT DISTRICT

SF MARKET BASKET

PHASE I
Development sites for Phase I, situated on 50-acres, are sold out and construction is almost complete. Phase I offers luxury townhouses, apartments, a Ford dealership, retail shops, and a Market Basket supermarket.

28

SOUTH BROADWAY

MAIN STREET







THE ROCK

IS ACCESS.



IT'S ALL HERE. CONVENIENT TO IT ALL.

Urban walkability coupled with transformative technology – immediate access to downtown Boston, Portsmouth, Manchester and all points in between.

Tuscan Village is strategically located in tax-free New Hampshire, but is a quick 30 minutes from Boston.

We're right at Exit 1 off I-93, adjacent to Routes 28 & 38. The reverse commute for Massachusetts residents is a breeze. And, our proximity to Massachusetts' dense, highly-educated workforce is unbeatable.





PORTSMOUTH, NH

MANCHESTER, NH

MANCHESTER-BOSTON AIRPORT

THE ROCK
OFFICE DISTRICT
AT TUSCAN VILLAGE

EXIT 1

SALEM, NH

ALL WITHIN A 30 MINUTE DRIVE.

1,585,962	605,737
POPULATION	HOUSEHOLDS
\$114,038	1,260,823
AVERAGE HOUSEHOLD INCOME	LABOR POPULATION

*2023 census projections

BOSTON

BOSTON-LOGAN AIRPORT

THE ROCK IS OPPORTUNITY.

Tuscan Village is a fully approved project, already under construction can be ready as soon as 2020. The development has the fastest delivery for high-quality build-to-suit office space in the area. Your home away from home at The Rock will be ready in 10-12 months.

SITE DETAILS



1.3 million square feet of office space



Custom zoning overlay was created for the redevelopment of this site



Economic Revitalization Zone (ERZ) Tax Credits available



Amenity rich urban development design, enabling companies to attract and retain a highly talented employee base





THE NEW HAMPSHIRE ADVANTAGE



No State Income,
Sales or Estate Taxes



A ready workforce
- 116,000 New
Hampshire residents
commute to jobs in
Massachusetts daily

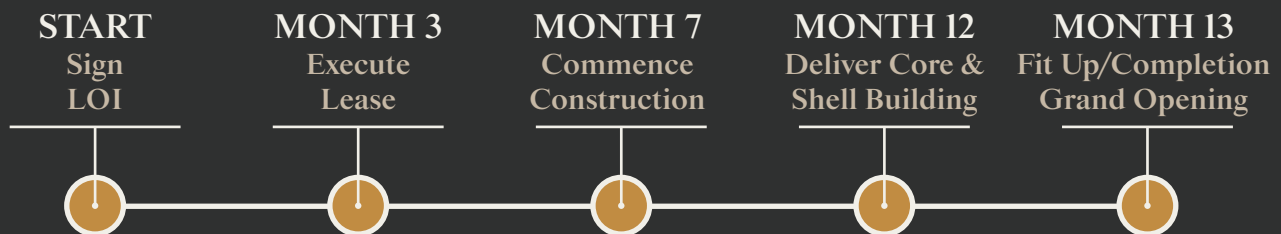


Known for its
affordable residential
housing - well below
greater Boston and
the Seacoast



Potential partnership
with State of New
Hampshire for
workforce training

SAMPLE BUILD-TO-SUIT TIMELINE





THE ROCK

OFFICE DISTRICT
AT TUSCAN VILLAGE

WWW.TUSCANVILLAGESALEM.COM

THOMAS P. FARRELLY

Executive Director

+1 603 661 4854

Thomas.Farrelly@cushwake.com

MICHAEL DALTON

Executive Director

+1 617 838 0022

Michael.Dalton@cushwake.com

DENIS DANCOES

Senior Director

+1 603 661 3854

Denis.Dancoes@cushwake.com

SUE ANN JOHNSON

Director

+1 603 490 6900

SueAnn.Johnson@cushwake.com



**CUSHMAN &
WAKEFIELD**