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## **Project of the Month: Two International Group receives LEED Gold certification for 36,000 s/f medical office building**

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Two International Group has received LEED Gold certification for their newly constructed 36,000 s/f medical office building located at 25 New Hampshire Ave. on Pease International Tradeport.

The building shell was completed during summer 2014, with fitup for the initial tenants completed in the fall. Appledore Medical's Portsmouth Family Practice as well as Portsmouth Regional Hospital's occupational health services and lab services have taken most of the first floor already. In addition, Coastal Periodontics will be relocating to the building, with their suite expected to be ready for occupancy in the coming weeks.

Two International Group and their construction arm, Two International Construction, worked with Dann Norris Batting on the project design which included a geothermal HVAC system with 32 wells, full back-up generation, subgrade parking for 55 vehicles, solar domestic hot water system, irrigation-free landscaping, LED lighting throughout and much more.

Project team members included: Hoyle Tanner & Associates, Yeaton Associates, Russ Downing Electrical Engineer, American Steel Fabricators, DBU Construction, Northeast Drywall Systems, Mas-Con, Daniels Electric, Granite State Plumbing and Heating and Cushing & Sons.

"With a lack of Class A medical office space and growing demand, we felt that a LEED Gold medical building of this quality would be well received. In addition, Pease is only minutes from the hospital, has immediate access to I-95 and Spaulding Turnpike, and has nearly 10,000 employees to pool from just at the Tradeport, which makes it an ideal location for both medical users and their patients," said Ryan Plummer of Two International Group.

Two International Group now has over 100,000 s/f of LEED Gold office space at Pease International Tradeport and over 50,000 s/f of commercial space that utilizes geothermal energy for heating and cooling. "We put a lot of emphasis on building quality as the foundation for long term relationships with our tenants. An attractive façade and a good floorplan are always a focus, but the extra investment into energy efficiency and sustainability really sets these buildings apart and will make them top tier properties for a long time to come," said Dan Plummer, president of Two International Group.

With nearly 1 million s/f of commercial space built, Two International Group has been an integral part of the redevelopment of the former Pease Air Force Base, which closed in 1993, into a state of the art business park. The Dept. of Defense's Base Realignment and Closure Commission (BRAC) praises Pease International Tradeport as an example of a successful transition from military base to thriving economic business area.

Project team included:

\* Developer: Two International Group, LLC

\* Architect: dann norris batting

- \* Structural, Civil & Landscape Engineers: Hoyle Tanner & Associates, Inc.
- \* Plumbing & HVAC: Granite State Plumbing & Heating, LLC
- \* Mechanical, Plumbing & Sustainable Engineer: Yeaton Associates, Inc.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540