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Pro Con is architect and construction manager and Kane Co. is developer for 53,000 s/f office building - 155 Borthwick Ave.

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Pro Con Inc. is the architect and the construction manager and The Kane Company is the developer for a 53,000 s/f Class A office building at 155 Borthwick Ave. The Kane Co. developed the first phase in 2003 and engaged Pro Con Inc. to design an expansion building to mirror the existing 53,000 s/f office building. The 155 Borthwick Ave. medical office building is adjacent to the Portsmouth Regional Hospital and is located off I-95, near the Portsmouth traffic circle.

The steel framed building has a brick façade with ribbon windows and a curtain wall window system at the corners of the building. A 2-tiered canopy provides shelter over the main entries, with brick & metal accent piers anchoring the entrances. The building offers a below-grade parking garage with 36 spaces for tenants and visitors.

The 3-story office building has an enclosed 3-story connector tying the new building to the existing three-story office building on the same site and enabling people to walk between the two buildings without venturing outdoors. The connector has a full curtain wall façade, allowing for maximum natural light to filter into the space and allowing for views of the landscaped property and the horizon.

Pro Con Inc. is providing design build tenant fit-up services for the building's third floor, which has been leased to the Portsmouth Regional Hospital Rehabilitation Center. The hospital intends to move its cardiac and physical therapy rehabilitation services to the newly designed space when the center opens in July. The 17,000 s/f rehabilitation center will offer 14 treatment rooms for hand, speech and physical therapy; three pediatric gymnasiums; cardiac and physical therapy areas; and a 10 x 10 foot aquatic therapy pool with a 6 foot deep end and whirlpool jets. The balance of the space is being leased by The Kane Co. Brokerage Group.

"We are very pleased with the way this project has progressed," said Michael Kane, president of The Kane Co. "It is just fantastic to have Pro Con Inc. a key member of the team for the design and construction of the expansion as well as the tenant fit-ups."

Pro Con Inc. is a full service design, engineering and construction management firm offering a unique design build delivery system called the "Diamond Solution". Founded in 1935, the company specializes in commercial, industrial, institutional and multi-residential projects throughout the northeast and is recognized as being a leader in the industry. This is one of several Class A office buildings Pro Con Inc. has recently designed and managed including The Bottomline Technologies headquarters at the Pease International Tradeport and Capital Commons, a mixed-use development in Concord.

The Kane Co. is a full service real estate firm providing development, brokerage and property management services. The 155 Borthwick building will be managed by the Kane Company Management Group who currently oversees more than 3 million s/f of space, providing property and

corporate facilities management to a wide portfolio of commercial, industrial, retail, manufacturing, and warehouse properties.

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