



nerej

Pro Con completes 53,000 s/f 155 Borthwick Ave.-West office building

August 13, 2008 - Construction Design & Engineering

Pro Con Inc. has completed a 53,000 s/f Class A office building at 155 Borthwick Ave. - West. Pro Con was the architect and construction manager for the \$4.9 million design build project. The Kane Company of Portsmouth developed the building's first phase, 155 Borthwick - East in 2003 and engaged Pro Con to design the expansion building in 2007. The 155 Borthwick Ave. office is adjacent to the Portsmouth Regional Hospital.

The steel framed building has a brick façade with ribbon windows and a curtain wall window system at the corners of the building. A dramatic 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 3-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.

Pro Con also provided design build tenant fit-up services for the building's third floor, which has been leased to Portsmouth Regional Hospital's new Center for Rehabilitation and Wellness. The hospital has moved their cardiac and physical therapy rehabilitation services to the newly designed space which opened in July. The 17,000 s/f rehabilitation center offers 14 treatment rooms for hand, speech and physical therapy; three pediatric gymnasiums; cardiac and physical therapy areas; and a 10 x 8 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 progressed," said Michael Kane, president of The Kane Co. "It was just fantastic to have Pro Con be a key member of the team for the design and construction of the expansion, as well as, the tenant fit-ups."

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