



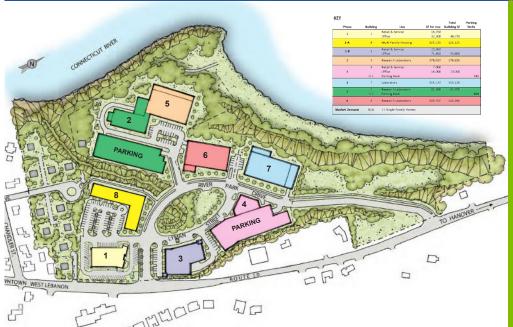




River Park is a 1+ Million sq. ft. mixed-use campus prioritizing green design, community-oriented smart growth, and regional transportation and recreational connectivity.

The fully-entitled project is set on 38 acres of land along the Connecticut River, just 7 minutes downstream from Dartmouth.

The master-planned River Park campus received strong support from the West Lebanon community, with a vision of "Mixed-Use, Smart Growth, and Public Access to the Connecticut River."



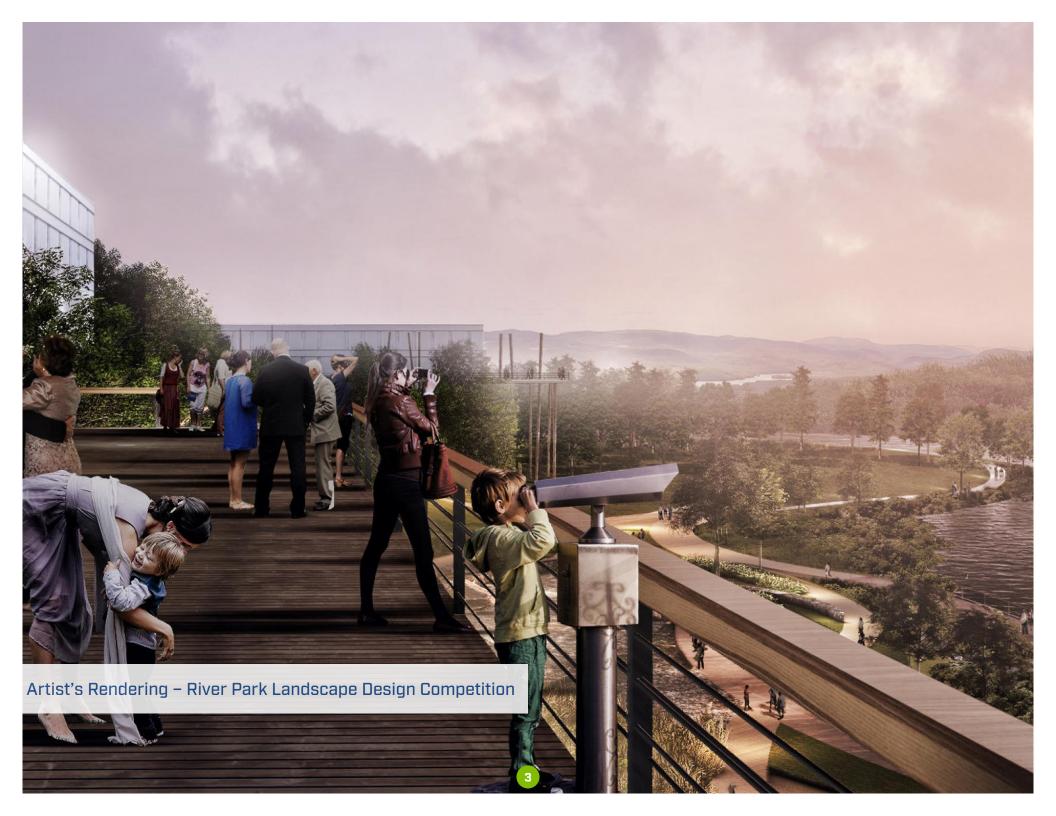


Lyme Properties is a West Lebanon, NH-based Real Estate Development company that focuses on the master planning, permitting, and execution of transformative real estate projects, grounded in a philosophy of community-conscious development.

At the forefront of the revitalization of the East Cambridge BioTech boom, Lyme helped transform Kendall Square, developed the first Platinum-LEED rated office building in the U.S., and won the EPA Phoenix Award for Brownfield Revitalization.

www.lymeproperties.com





1 RIVER PARK DRIVE - 1ST FLOOR - RETAIL



1 River Park Drive will be the first building at River Park West Lebanon. A 64,000 square foot mixed-use building, two floors of Class-A office and life-science research space will be anchored by a ground floor of retaurant and retail space alongside Rt. 10 and oriented to the outdoors.

A *Trail & Transit Oriented Development*, River Park offers two miles of publicly accessible trails and a 6-acre riverside park, and an *Advance Transit* transfer center.





Retaurant:

- 6,575 RSF of Restaurant Space.
- 1-2 concepts, subdivisible
- Shared kitchen possibility.
- Dedicated outdoor seating.

Retail:

- 7,077 RSF of Retail Space
- 1-5 concepts, subdivisible
- Individual storefronts and signage.

Building Details - 1st Floor:

- 15+' Ceiling Height.
- Covered Loading Area.
- Basement Storage Space.
- Designed to LEED Gold standards.
- Service elevator
- · Shell delivery.
- · Available 2024.





1 RIVER PARK DRIVE - 2ND FLOOR - OFFICE



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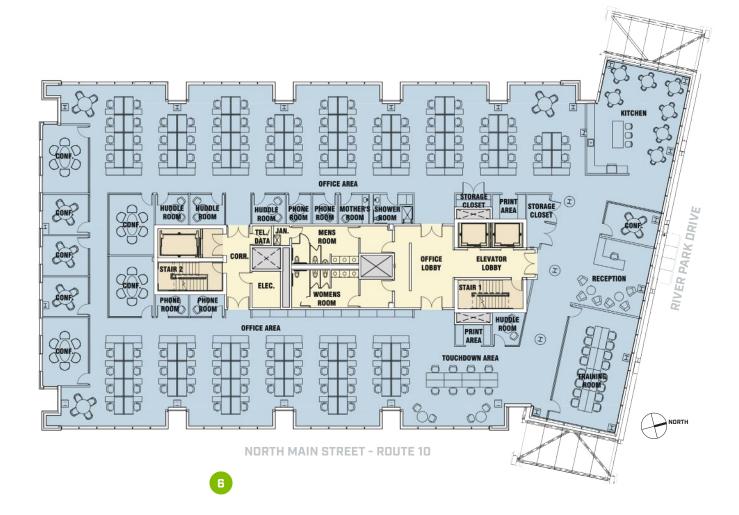


2nd Floor Office/Lab Space:

- 17,990 RSF of office/lab space
- Subdivisible
- 13' Ceiling Height.
- Independent HVAC
- Can be upgraded to Lab Ready

Building Details:

- Designed to LEED Gold standards.
- · Covered loading area.
- · Basement storage space available.
- Service elevator
- · Shell delivery.
- Available 2024.





1 RIVER PARK DRIVE - 3RD FLOOR - LAB/OFFICE



1 River Park Drive will be the first building at River Park West Lebanon. A 64,000 square foot mixed-use building, two floors of Class-A office and life-science research space will be anchored by a ground floor of retaurant and retail space alongside Rt. 10 and oriented to the outdoors.

A Trail & Transit Oriented Development, River Park offers two miles of publicly accessible trails and a 6-acre riverside park, and an Advance Transit transfer center.



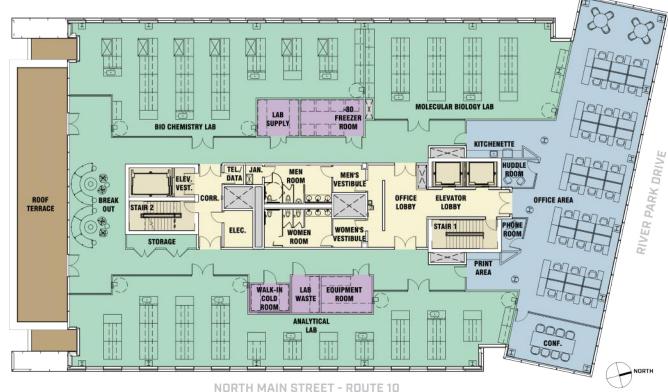


3rd Floor Office/Lab Space:

- 16,433 RSF of office/lab space
- Subdivisible
- Lab Readv
- Private roof deck
- 14' Ceiling Height.
- Independent HVAC

Building Details:

- Designed to LEED Gold standards.
- · Covered loading area.
- · Basement storage space available.
- Service elevator
- · Shell delivery.
- Available 2024.





1 RIVER PARK DRIVE - BASEMENT

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1 River Park Drive will be the first building at River Park West Lebanon. A 64,000 square foot mixed-use building, two floors of Class-A office and life-science research space will be anchored by a ground floor of retaurant and retail space alongside Rt. 10 and oriented to the outdoors.

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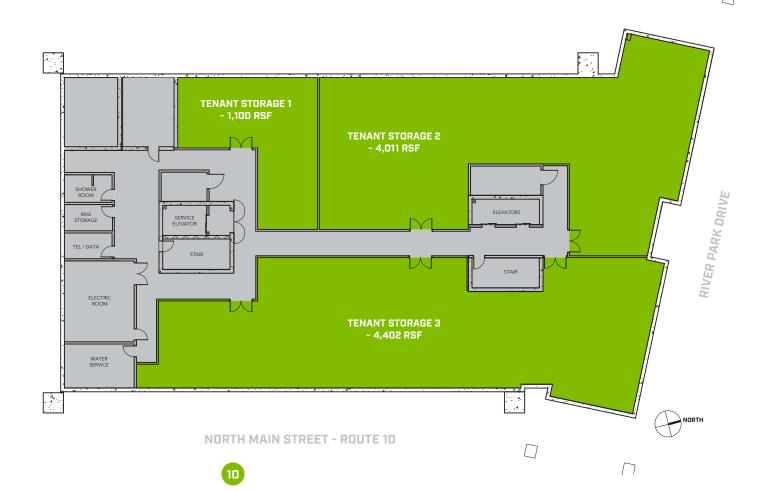


Basement Storage:

- 9,513 RSF of storage space.
- · Subdivisible.
- 12' 8" Ceiling Height.

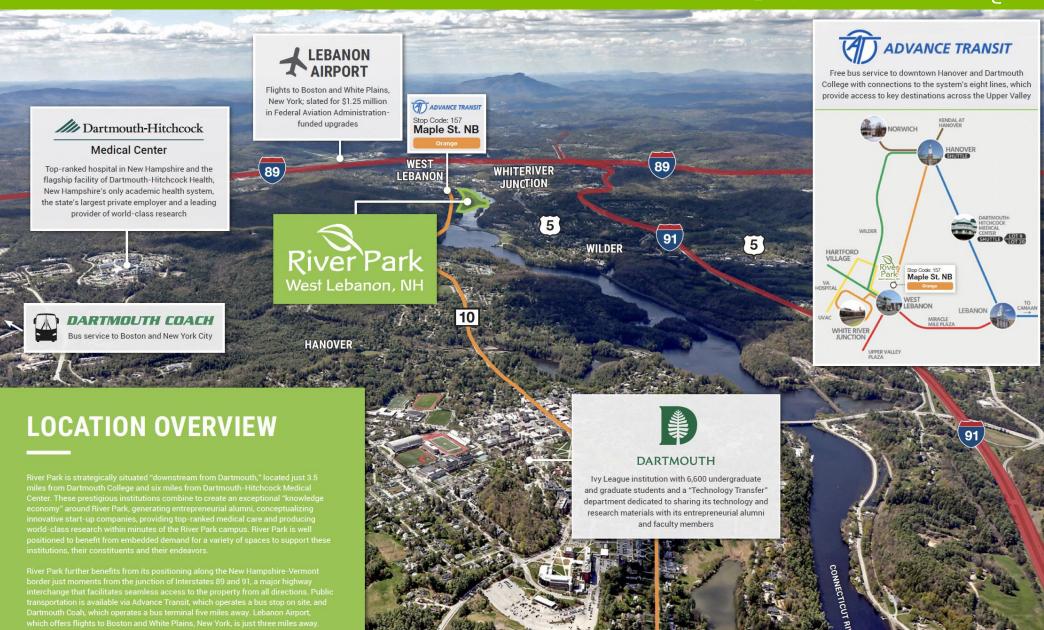
Building Details:

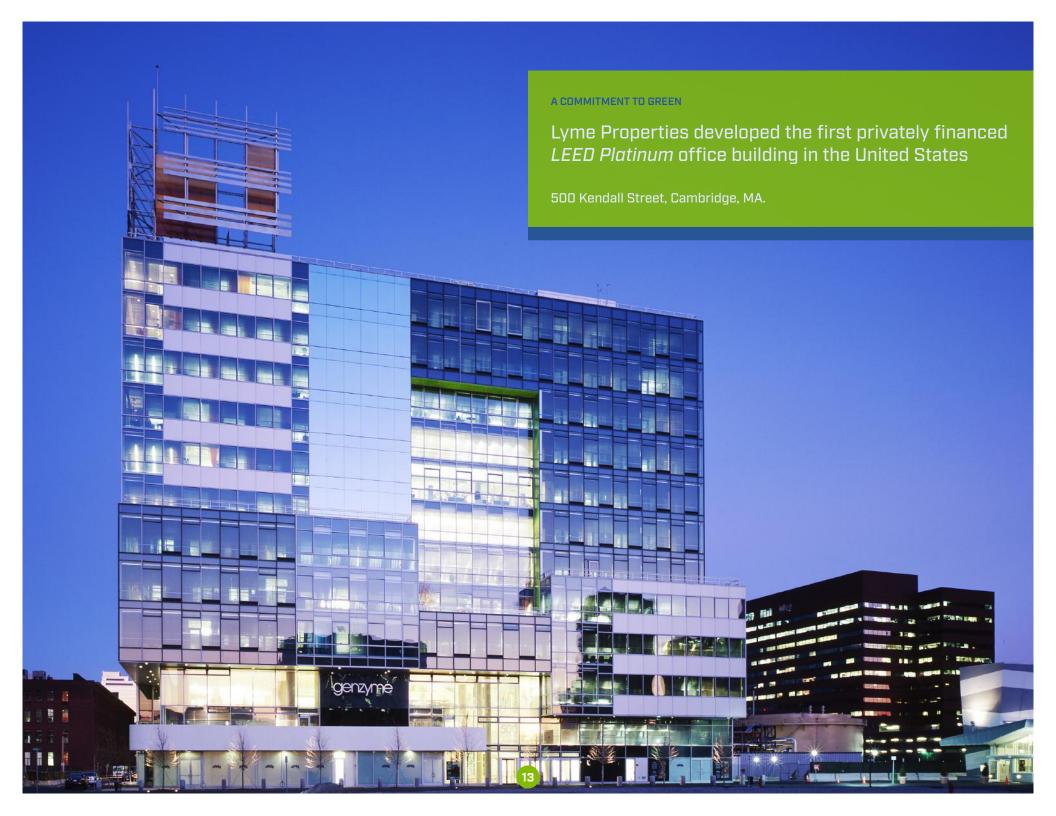
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IT'S EASY BEING GREEN - AWARD-WINNING DESIGN AND THOUGHTFUL ARCHITECTURE



Lyme Properties is nationally known for excellence in design, green buildings, adaptive re-use, and mixed-use environments focusing on life science research space.

At the forefront of the revitalization of East Cambridge, Massachusetts, Lyme helped transform Kendall Square into the nation's leading research cluster creating a "halo" of life science & innovation space around the Massachusetts Institute of Technology.

According to the investment banking firm Morgan Stanley, Lyme Properties was the largest life science property developer on the East Coast and the third-largest in the United States by 2006. In a series of three transactions ending in 2007, Lyme sold its entire life science portfolio to BioMed Realty Trust.

In 2008, Lyme became an independent company, Lyme Properties 2, LLC, still under the management of David Clem. The company has focused on smaller, mixed-use projects primarily in the Upper Valley, including Hanover and Lebanon, New Hampshire and Norwich and Hartford, Vermont.

River Park West Lebanon is informed by Lyme's success in Cambridge and Boston, but shaped by the characteristics of the Upper Valley. The project is the outcome of an unique model for community engagement and master planning, based on over 4 million square feet worth of experience.



What's The Big Idea?

Learn more about how River Park is envisioned as a catalyst for community development and revitalization:

www.riverparkwestlebanon.com/vision

Lyme brings a proven track record of achievement in green building development to River Park.

- Forbes Magazine named Genzyme Center one of "The Five Most Important Green Buildings."
- 2008 Harleston Parker Medal for "Most Beautiful Building in Boston" Awarded to Genzyme Center.
- Lyme's Kendall Square development received the 2006 EPA Phoenix Award for Excellence in Brownfield Redevelopment
- American Institute of Architects named Genzyme Center one of its Top Ten Projects of 2004
- Genzyme Center was the first privately financed LEED Platinum office building in the United States.
- Center For Life Science Boston was the first LEED Gold high-rise laboratory building in the United States.





River Park is a proud partner of the Upper Valley MedTech Collaborative, and the Advanced Regenerative Manufacturing Institute (ARMI) based in Manchester, NH.













