

# 15 Tanguay Avenue, Nashua, NH



**Berkshire Hathaway Verani Realty Commercial Division is pleased to announce the availability of executive office suites, with individual mailing addresses, at**

**15 Tanguay Ave.**

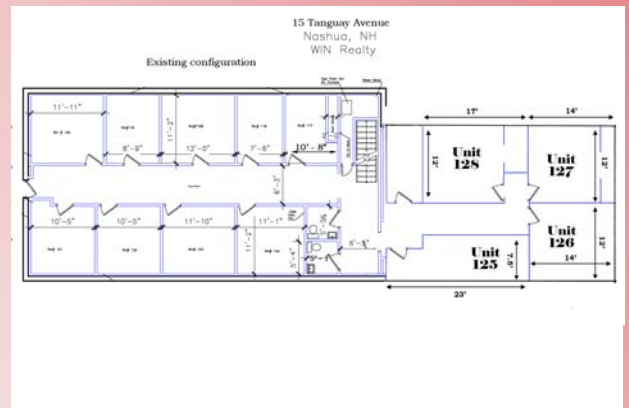
**in Nashua, NH.**

***This location consists of 2 floors with numerous private office suites with sizes for a single person to multi-employee company. These units, located just off Exit 7 on Route 3, offer 24 hour access with security cameras both inside the building and out. Many amenities you would expect from a much higher priced facility.***

**~ For Lease ~**

- Units starting at 150 SF
- Various configurations
- Use of kitchen, 4 newly remodeled restrooms, & customer waiting area
- Excellent location
- Ample parking
- High-Speed Internet/Security Cameras
- Heat, AC, & electric included in rent
- Private mail boxes

**Units starting at  
\$175 per month  
(including utilities)**



**Scott Reiff  
603-845-9972  
800-9VERANI x 2199  
E-mail: Scott.Reiff@Verani.com**

General Information

Address: 15 Tanguay Avenue, Nashua, NH 03063

Property Type: Office

Access and Directions to property: Head West off of Exit 7 (Amherst Street – Route 101A) on Route 3 in Nashua. Past 1st jug handle (u-turn) past Burger King and Pizza hut. If you look to the left you will see Tanguay. Take next jug handle (u-turn) and head back toward Tanguay and Route 3. Turn right on Tanguay. Building is third building on right.

Full description of Lot or Property: Nashua Executive offices. Property consists of numerous private office suites with office sizes appropriate for single person to multi-employee company. Common use of four restrooms, waiting area, main entry area, and kitchen. Heat, A/C, and electric all included in base rent. Signage on outdoor sign as well as interior marquee. Building consists of two floors, both accessible from ground level. Ample parking in three parking areas. Phone and high-speed internet connections in each office space. Private locked mail boxes managed by U.S. postal service. Most units include executive desk and chair. Many more amenities you would expect from a much higher priced facility. High-Speed internet in building. Located conveniently off of Exit 7, Route 3 in Nashua, NH.

Lot #: Map 0000G, Lot 00440Q

Pricing: Various pricing depending on office size, location, configuration and other terms.

Site Data

Lot Size: .58 acres

Frontage: Primary Road: Tanguay - 125' Secondary Road: \_\_\_\_\_

Square Footage of Structure(s): 5,240 SF

Number of Floors: 2

Sewage: Public

Gas: Propane Natural \_\_\_\_\_

Water: Well Municipal

Number of Bathrooms: 4

Air conditioning – if so, type: Top level has direct A/C via central system. Lower level is fed from top level via hallways.

Basement: Unfinished-NONE

Included: Furniture: Some offices have desk and chair included (but not all) Security system: There is an unmonitored alarm system. Phone system: All offices are separately wired for private phone line(s) Other: High-speed internet is available in the building.

Parking Spaces: There are three parking areas available for tenant use.

Number of docks: \_\_\_\_\_ N/A

Number of drive in doors: Property has one on-site garage. Door height: 7' NA

Communications network: (DSL, cable, phone line only, etc.) High-Speed internet is available in building. DSL has been used in past (possibly currently) by tenants.

Zoning: General Business Permitted Uses: See enclosed land use matrix

Signage: Signage on exterior sign as well as interior marquee.

Traffic count report: closest number: 35,000 where: Route 101A (Amherst Street)

Building Construction

Age of Building(s): Multiple ages

Type of Construction: Wood

Ceiling Height: \_\_\_\_\_ Varied

Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Vinyl

Floors (Carpeted, concrete, tile, etc.) Various

Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle

Lighting: Fluorescent

Building Services

Heat Source (Fuel)/Heat Type: Force hot air

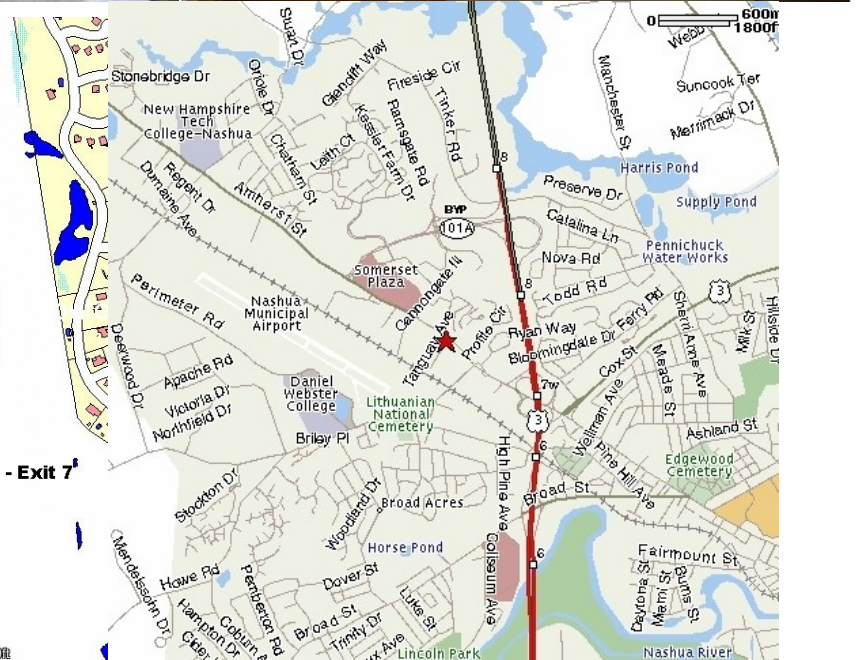
Air Conditioning Source/Type: Second floor has direct central air, First floor has indirect cooling.

- Handicapped Access: First floor has minimal steps.
- Alarm Service: Building has alarm.
- Sprinklers:  Wet  Dry None:  X
- Electrical Service: Various
- Additional Features: Building has kitchen area, waiting area, large parking areas, and additional storage is available.

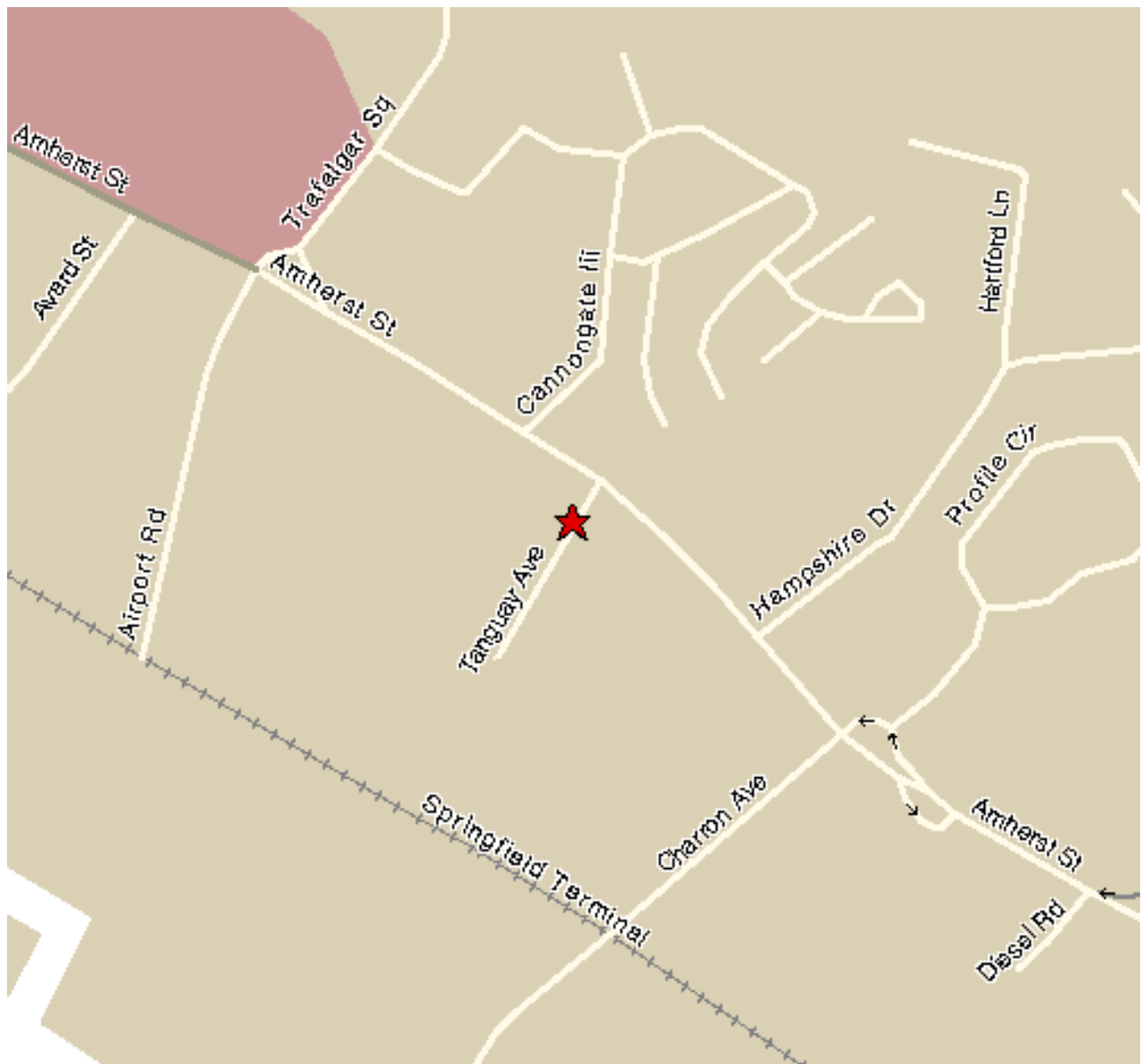
#### Additional Information

- NNN amount: There are no additional charges to tenant for NNN Nets include:
- Taxes: 0 per year. Tenant is not responsible for reimbursement of property taxes.
- Area:
- o Other businesses: There are various establishments nearby: McDonalds, Peter's Automotive Group, Ruby Tuesday, Burger King, Pizza Hut, Taco Bell, Nashua Bowling, and many more.
  - o Transportation: The building sits just off of Route 101A and Route 3
  - o Local improvements: Various improvements have been completed in the area.
  - o Other area notables: \_\_\_\_\_

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but we make no representation or warranties, expressed or implied, as to accuracy of the information.



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Amherst St

Trafalgar Sq

Averd St

Amherst St

Cannongate Dr

Hartford Ln

Airport Rd

Tanguay Ave

Hampshire Dr

Profile Cir

Springfield Terminal

Charon Ave

Amherst St

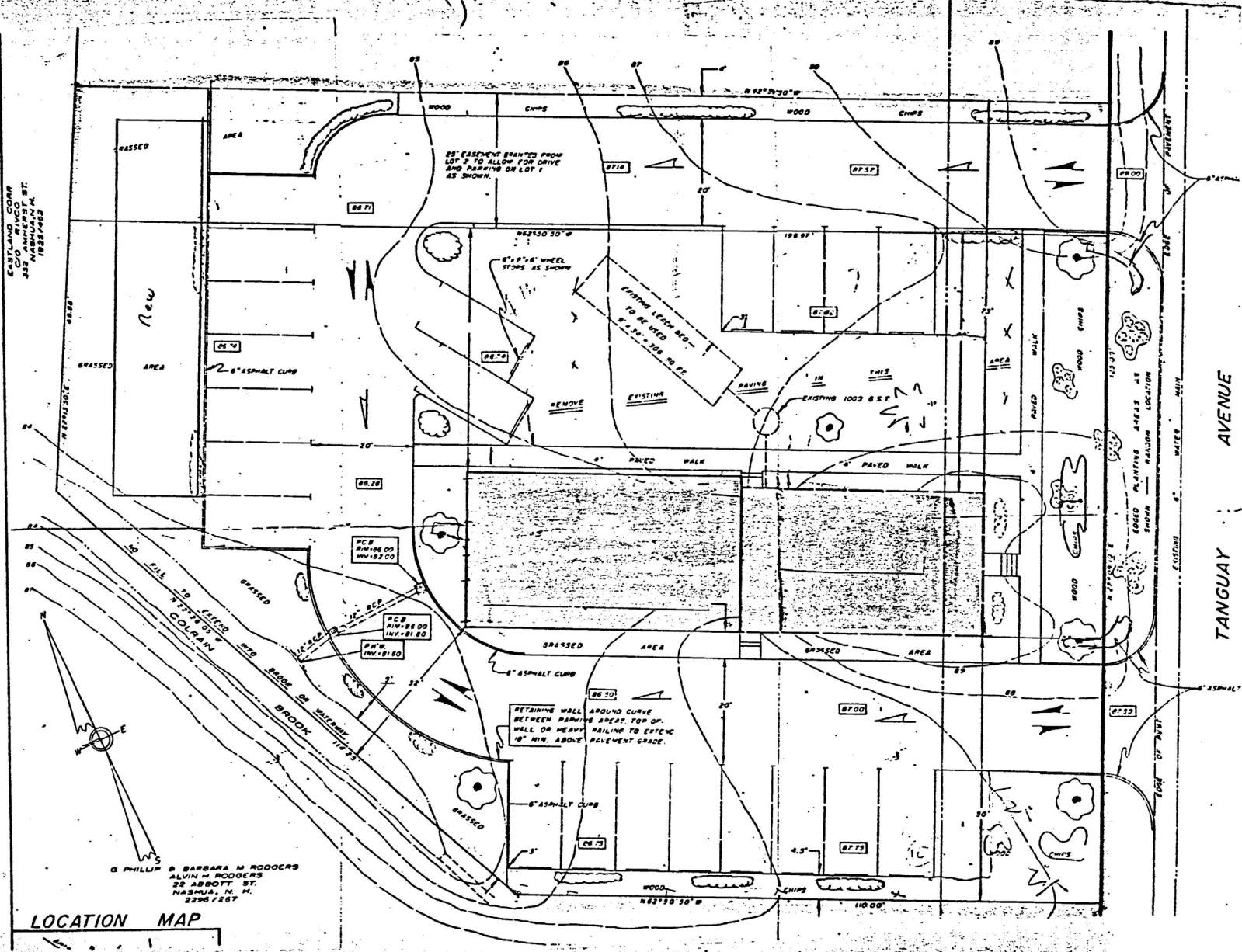
Diesel Rd

15 Tanguay



Tanguay Ave

Route 101A Ambh



EASTLAND COURT  
 333 MANICPAT ST.  
 NASHUA, N. H.  
 03083-4812

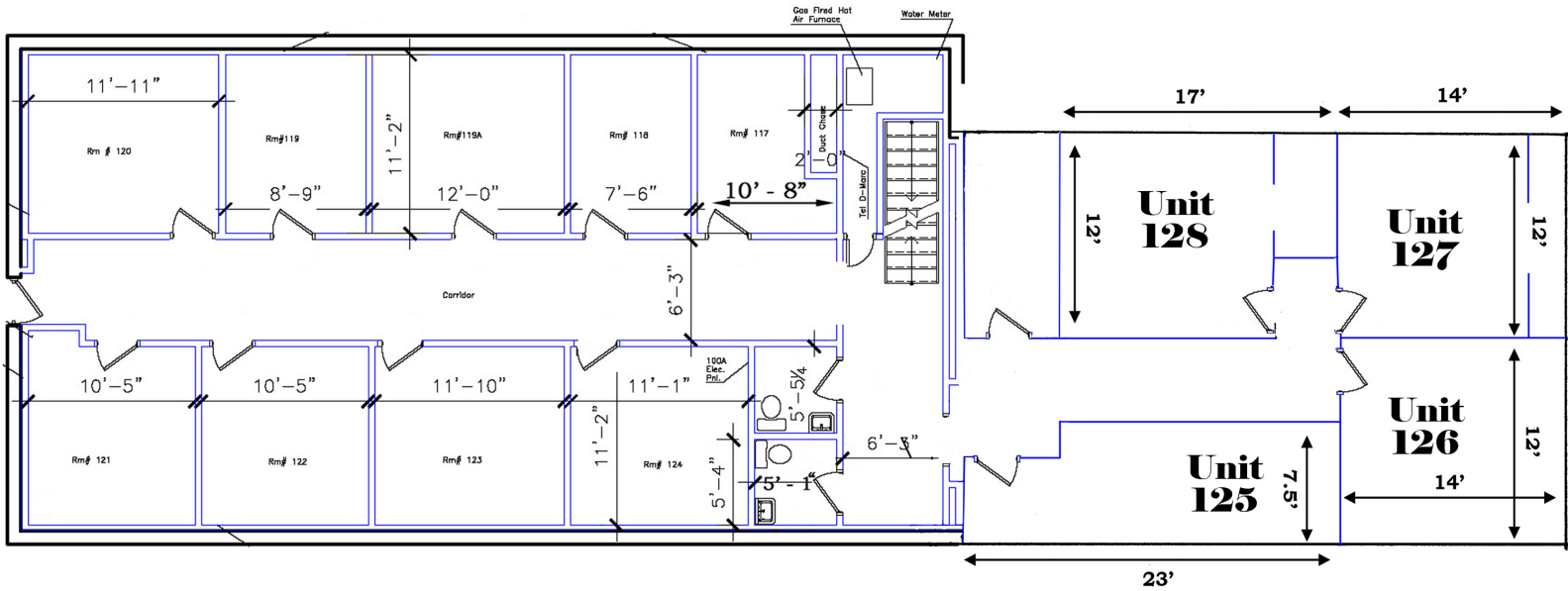
G. PHILLIP & BARBARA M. RODGERS  
 ALVIN H. RODGERS  
 22 ABBOTT ST.  
 NASHUA, N. H.  
 03083-2267

**LOCATION MAP**

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15 Tanguay Avenue  
Nashua, NH  
WIN Realty

Existing configuration





**INFORMATIONAL LINKS AVAILABLE FOR PROPERTY/AREA**

Nashua, NH

Tax Map:

<http://www.nashuanh.gov/CityGovernment/Departments/Assessing/GISMapsAssessingInfo/tabid/445/Default.aspx>

Zoning Map: <http://www.nashuanh.gov/filestorage/51/96/1431/NashuaZoning.pdf>

Zoning Definitions:

<http://www.nashuanh.gov/CityGovernment/Departments/CommunityDevelopment/PlanningDepartment/tabid/105/Default.aspx>

Demographic Profile: <http://www.nhes.nh.gov/elmi/products/cp/index.htm>

Traffic Reports: <http://www.nh.gov/dot/org/operations/traffic/tvr/locations/documents/nashua.pdf>