

NASHUA OFFICE PARK

AVAILABLE FOR LEASE: 1,106 - 22,398 SF



Nashua
OFFICE
PARK

1 Tara Blvd. | 10 Tara Blvd. | 98 Spit Brook Road | Nashua, NH

Nashua Office Park at Gateway Hills consists of 3 first class office buildings in a prestigious park setting. Amenities include on-site full service Homewood Suites by Hilton Extended Stay Hotel, Gateway Hills Health Club, Little Sprouts Early Education & Child Care, full service cafeteria, on-site Management/Maintenance staff, miles of paved walking/biking trails, conference facilities, outdoor amphitheater, exclusive community events and networking opportunities as well as a myriad of retail services and restaurants nearby. Located at the entrance to Gateway Hills on Spit Brook Road, this park is less than a mile away from the retail centers on Daniel Webster Highway.



Building Size:

1 Tara Boulevard:	56,991 SF
10 Tara Boulevard:	164,625 SF
98 Spit Brook Road:	102,248 SF

Features:

- Pro-business state (no income or sales tax)
- Conveniently located at Exit 1 off Route 3 at MA/NH border
- Over 350,000 SF of first-class office space in 3 buildings
- Home to leading companies including BAE, Silicon Labs, SolidXperts, Arista Networks, Microdesk, Regus, Pitera Software, RegDOX and more
- Little Sprouts Early Education & Child Care
- Scenic pond, miles of walking/biking trails
- Full service cafeteria
- Homewood Suites by Hilton Extended Stay Hotel
- Gateway Hills Health Club
- Outdoor Amphitheater
- Covered parking
- On-site maintenance team
- Owned and managed by John Flatley Company



MILES OF PAVED WALKING/BIKING TRAILS

Availabilities:

98 Spit Brook Road:

Lower Level, Suite 001:	1,788 SF
Lower Level, Suite 004:	1,559 SF
1st Floor, Suite 1101:	2,220 SF
2nd Floor, Suite 2201:	5,227 SF (contiguous up to 22,398 SF)
2nd Floor, Suite 2202:	3,281 SF (contiguous up to 22,398 SF)
2nd Floor, Suite 2203:	13,890 SF (contiguous up to 22,398 SF)
3rd Floor, Suite 3301:	4,605 SF
4th Floor, Suite 4403:	11,699 SF
4th Floor, Suite 4405:	2,063 SF

1 Tara Blvd:

Lower Level, Suite 003:	1,106 SF
1st Floor, Suite 104:	4,533 SF
3rd Floor, Suite 300:	2,507 SF
4th Floor, Suite 402:	4,246 SF

10 Tara Blvd:

1st Floor, Suite 140:	3,353 SF
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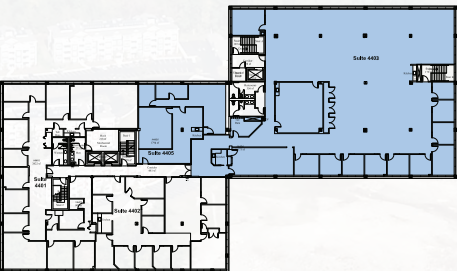


LITTLE SPROUTS CHILD CARE & EARLY EDUCATION CENTER

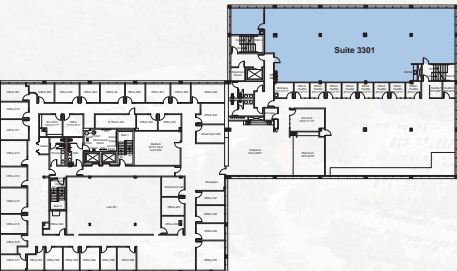


OUTDOOR AMPHITHEATER

98 Spit Brook Road



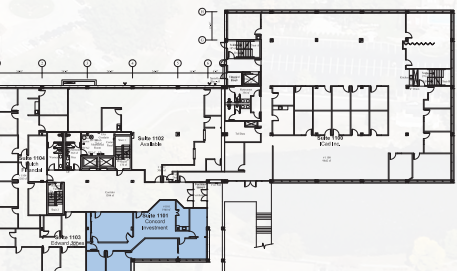
FOURTH FLOOR



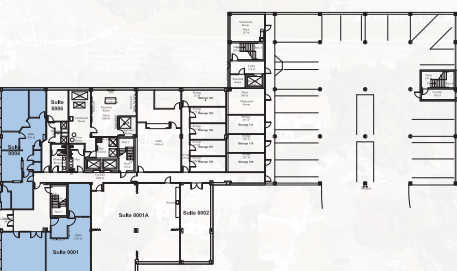
THIRD FLOOR



SECOND FLOOR

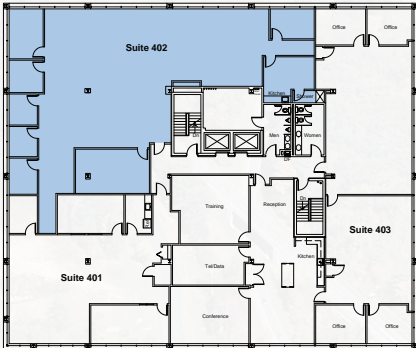


FIRST FLOOR

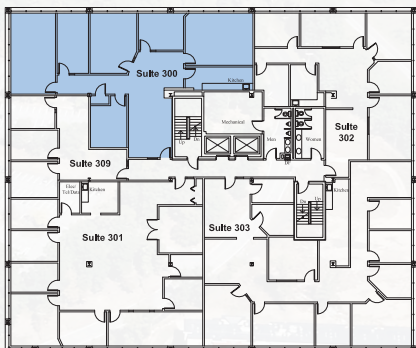


LOWER LEVEL

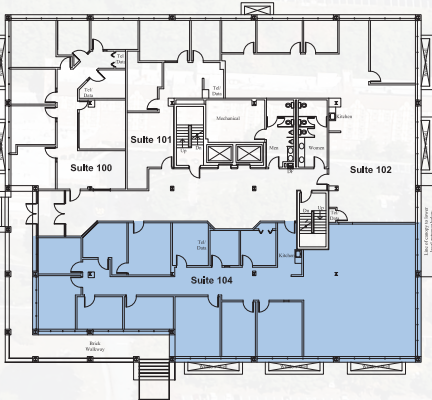
1 Tara Boulevard



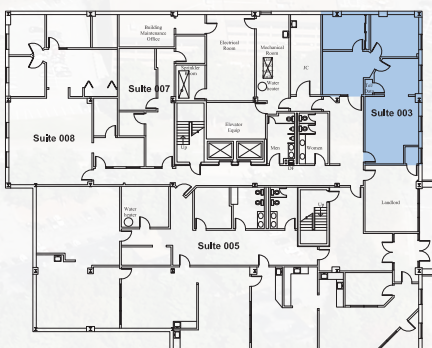
FOURTH FLOOR



THIRD FLOOR



FIRST FLOOR



LOWER LEVEL

10 Tara Boulevard



FIRST FLOOR

 AVAILABLE



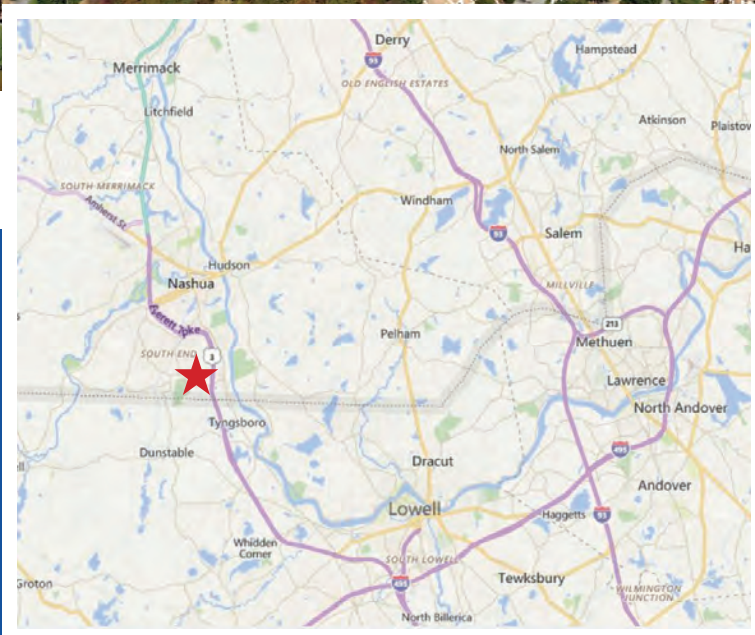
FUTURE DEVELOPMENT SITES



JOHNFLATLEY
Company

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