

FOR SALE/LEASE

±9,600 SF OFFICE/FLEX BUILDING

±2,300 SF IMMEDIATELY AVAILABLE FOR LEASE

5-7 CONGRESS STREET

Nashua, NH



PROPERTY OVERVIEW

CBRE is pleased to present the availability of 5-7 Congress Street, Nashua, New Hampshire for sale or lease. This well-maintained two-story building is situated on 0.72 acres. The building features ±9,600 SF of office/flex space and is currently occupied by two tenants. The property is ideal for an owner/user who also wants an investment.

Available immediately for lease is ±2,300 SF on the 2nd floor. The space is comprised of three offices and an open area/bullpen. There is ±600 SF of common area and it includes restrooms, kitchen and phone room.

5-7 Congress Street offers quick and easy highway access. The property is less than 0.5 miles from the F.E. Everett Turnpike and is within five miles of the Massachusetts border.

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PROPERTY SPECIFICATIONS

- + **Building Size** ±9,600 SF
- + **Lot Size** 0.721 acres
- + **Year Built** 1972
- + **Stories** Two
- + **Zoning** Park Industrial
- + **Utilities** Municipal water & sewer, natural gas & electric
- + **Loading** Three drive-in doors
- + **Parking** Adequate
- + **Access** F.E. Everett Turnpike, Exit 5
- + **Lease Rate** \$12.00/SF NNN
- + **Sale Price** Call For details



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ABOUT NASHUA

Twice ranked #1 by Money Magazine as “Best Place to Live in America,” Nashua is the second largest city in the state of New Hampshire. Strategically situated on the Massachusetts border and only minutes to the Manchester-Boston Regional Airport, Nashua reflects a substantial business presence with big corporations as well as small companies.

With its easy commute to places like Boston, its tax-free environment, small-city living and affordable housing, Nashua is appealing. The city is evolving into a “live, work & play” community that combines corporate offices, commercial space, residential living, retail and dining.

All of this activity is not by coincidence, but is the culmination of a cooperative effort between an extensive group of private and public entities. This joint effort fosters commitment to improve the city and ensure continuity throughout the planning process. The City of Nashua works hard to attract businesses by planting the seed of new economics. Companies looking to relocate over the Massachusetts border explore the possibility to expand and/or relocate in order to better position themselves with their clients and employees.



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