

OFFICE FOR SUBLEASE

1,034 - 8,289 SF SUBLEASE OPPORTUNITY

55 Lake Street, Nashua, NH, Nashua, NH 03060



PROPERTY DESCRIPTION

Explore the possibilities at this unique property on Lake Street in Nashua, NH. With two attached units currently available for sublease, this versatile space offers modern design, old mill charm, and customizable floor plans to suit any business need. The entire space can be subleased or divisible down to 1,034 SF. The units consists of many private offices, large conference room, executive corner office, kitchenette, and approx. 1000 SF of storage. Ample parking and easy access to major roadways. Ideal location for establishing a new headquarters or expanding an existing venture.

PROPERTY HIGHLIGHTS

- Abundant natural light and views
- Versatile layout for customizable floor plans, divisible down to 1,034 SF
- Easy access to major roadways

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (MG)
Available SF:	1,034 - 8,289 SF
Sublease Term:	Through December 20, 2028
Utilities:	Subtenant pays gas, electric & annual heater service

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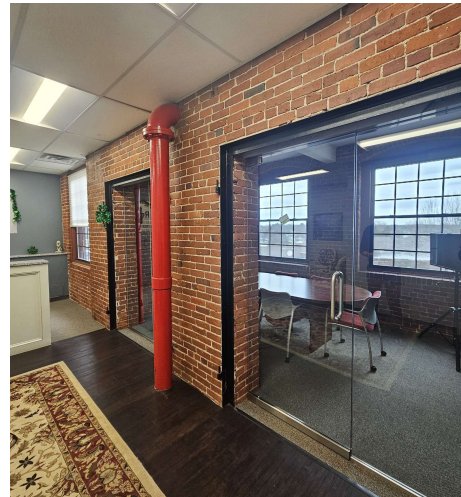
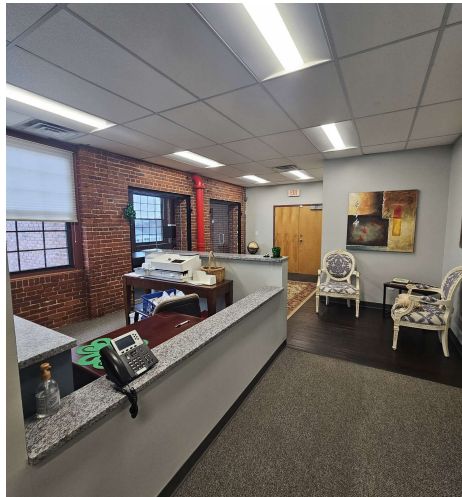
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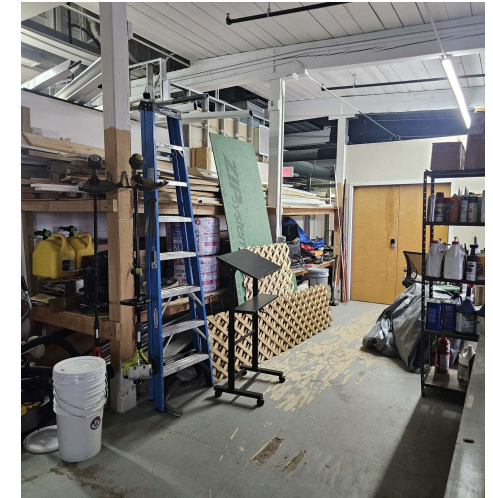
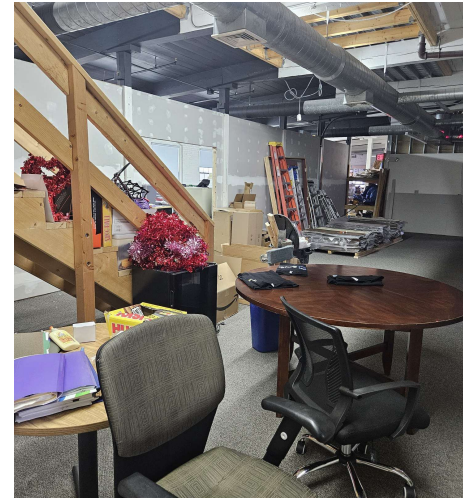
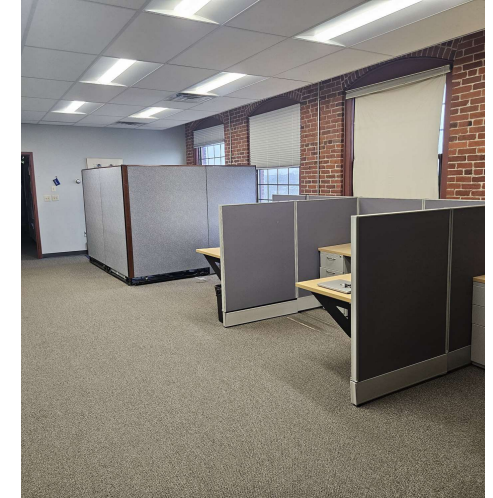
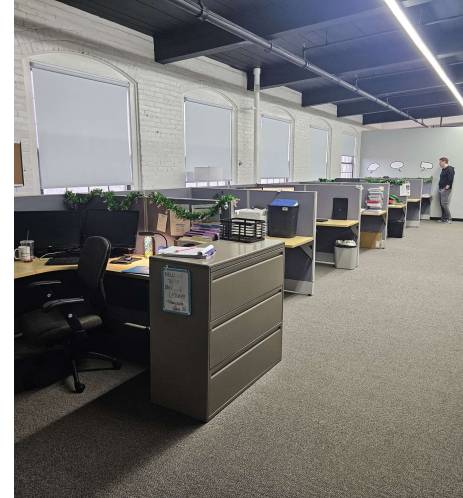
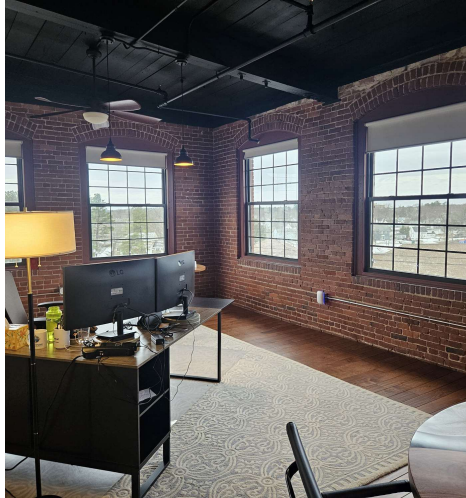
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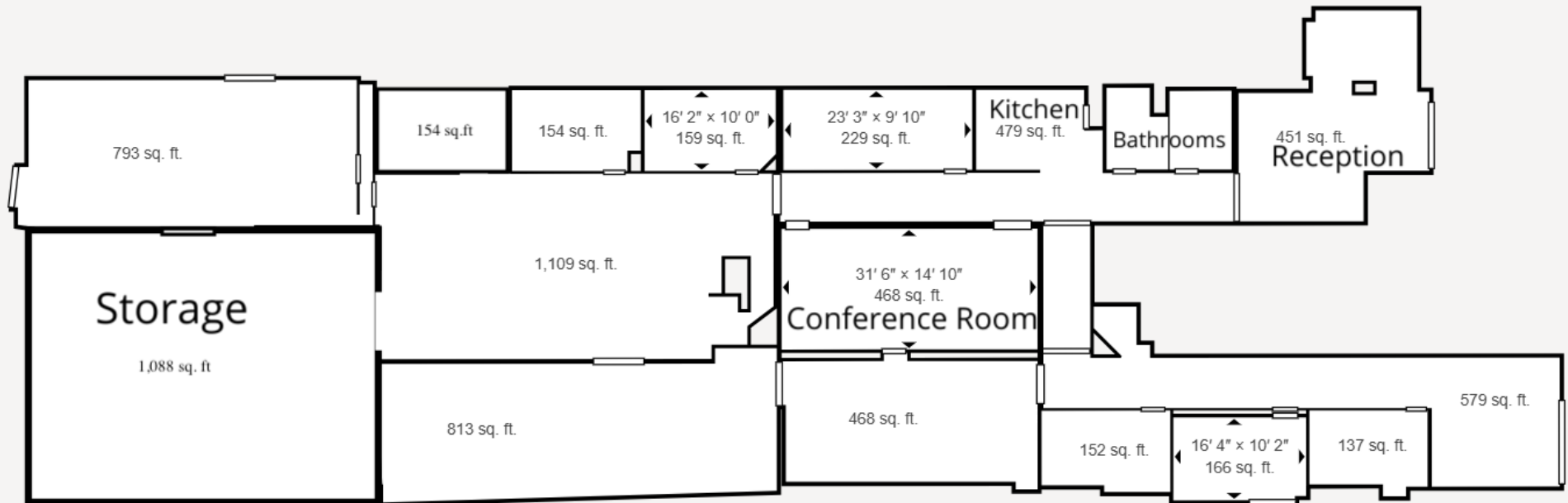
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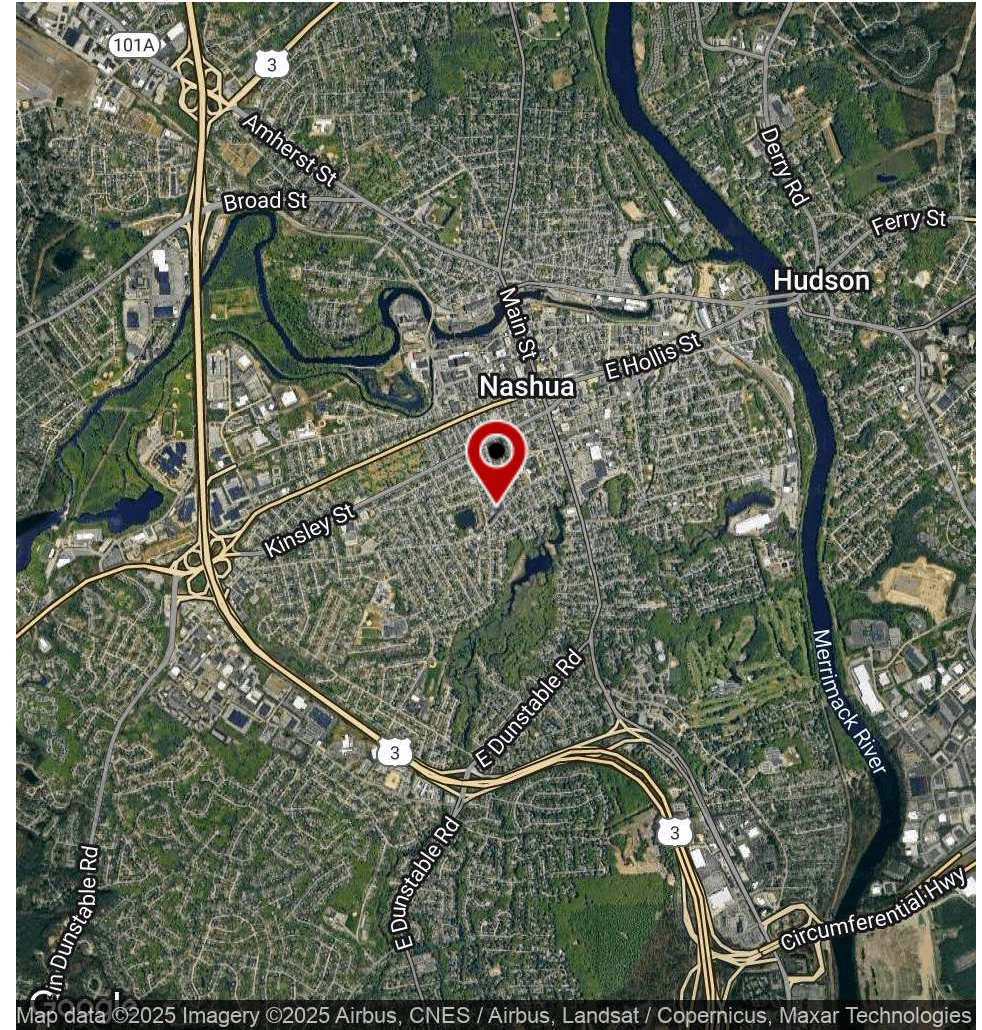
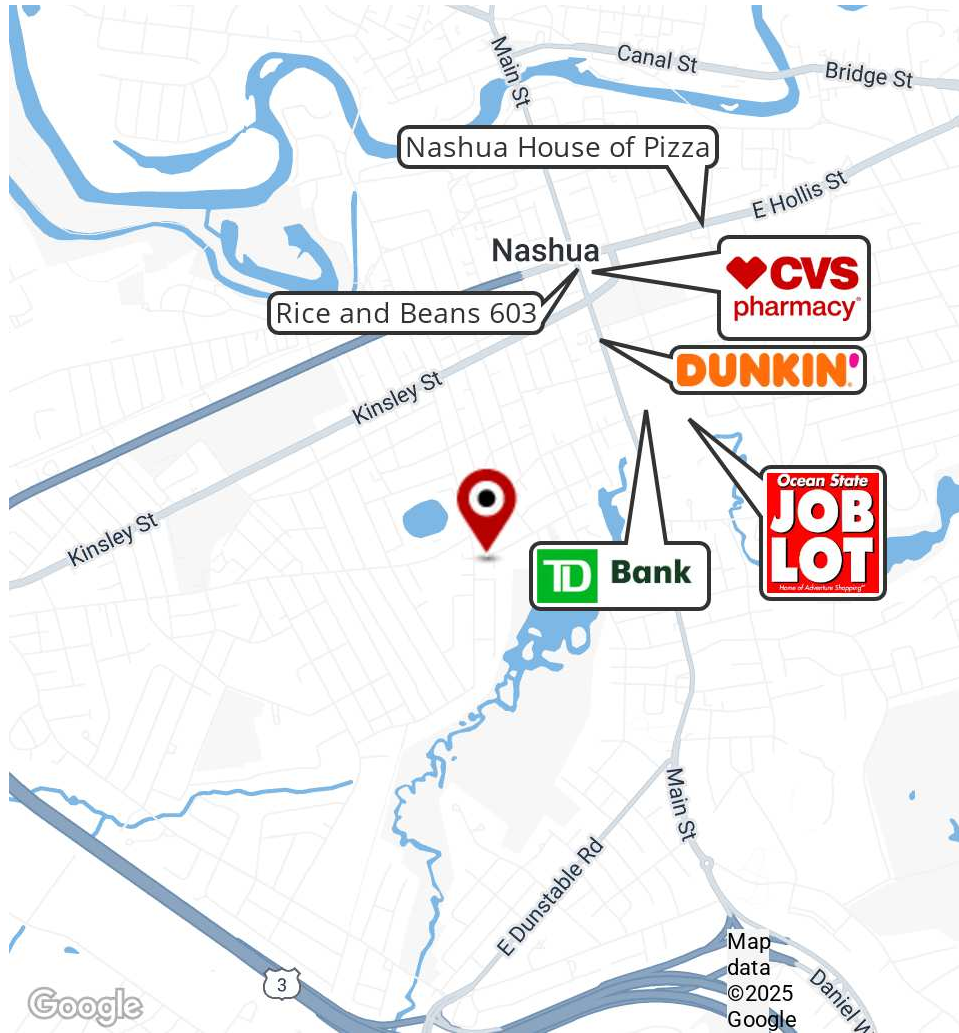
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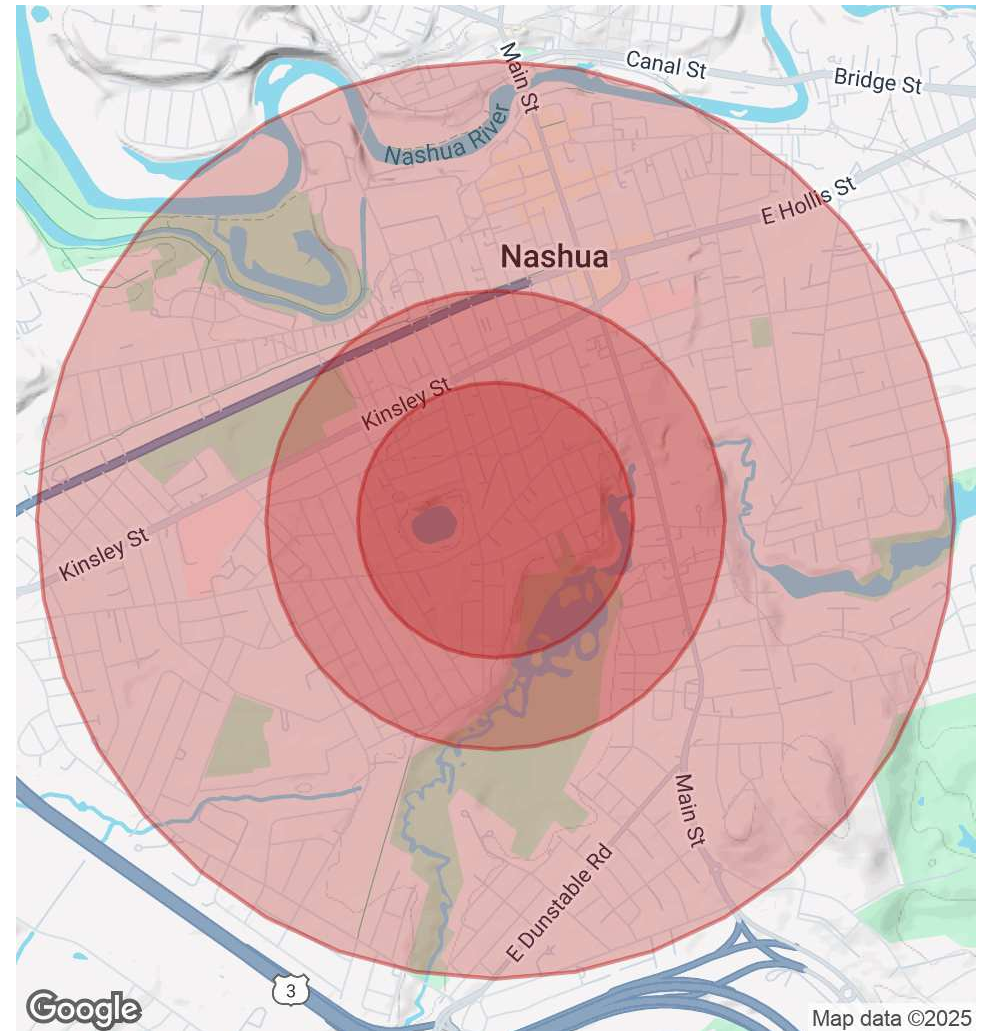
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,907	8,465	21,680
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,174	3,374	8,885
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$85,222	\$82,747	\$86,199
Average House Value	\$301,447	\$286,122	\$314,799

Demographics data derived from AlphaMap



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