

FOR LEASE FLEX/R&D/MANUFACTURING

486

AMHERST STREET

Nashua, NH 03063

66,830± SF

Divisible to 16,780 SF



- 66,000 SF divisible to 16,780 SF
- Nearby amenities include restaurants, retail, banking, daycare, fitness, hotels and urgent care
- Boston Express transportation terminal only 5 minutes away
- Quick and easy highway access from Exit 8 off the Everett Turnpike/RT 3
- Within 20 minutes of the Manchester-Boston Regional Airport
- Lease rate: \$12.00-\$14.00/SF NNN

RJKELLY
INVESTMENT | DEVELOPMENT | MANAGEMENT

**THE BOULOS
COMPANY**

PROPERTY OVERVIEW

486 Amherst Street, Nashua is a 100,580 SF Flex/R&D/Manufacturing building with 16,708± - 66,000± SF available for lease. The space is comprised of a combination of walled offices and open area. This fully air-conditioned building has 1600 amps, 480/277v 3-phase 4-wire power and is serviced by municipal water & sewer and natural gas. The clear height is 14' 9" and there are four loading docks. Parking is in common lot with other tenants, with a ratio of 4.68 spaces/1,000 SF leased.

486 Amherst Street is located 1.8 miles from Exit 8 off the Everett Turnpike, offering just minutes to the Massachusetts border. The Manchester-Boston Regional Airport is within a 20 minute ride. Neighbors include Fidelity, Amazon, Spear Research, Crane Currency, ConvenientMD, Nashua Technical College, Market Basket, Starbucks and others.



LOCAL ECONOMIC OVERVIEW

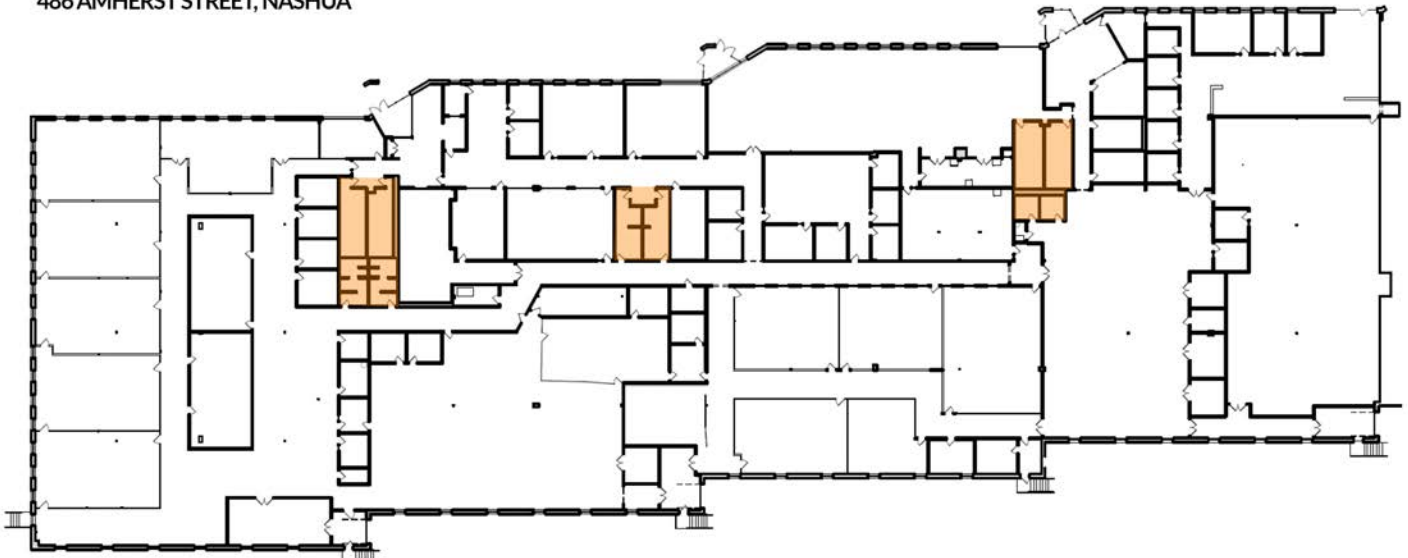
Twice ranked #1 by Money Magazine as “Best Place to Live in America,” Nashua is the second largest city in the state of New Hampshire. Strategically situated on the Massachusetts border and only minutes to the Manchester-Boston Regional Airport, Nashua reflects a substantial business presence with big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

BUILDING SPECIFICATIONS

BUILDING SIZE	100,580± SF	POWER	1600 amp, 480/277v, 3-phase 4-wire
LOT SIZE	8.12 acres	HVAC	Fully air-conditioned
BUILDING TYPE	Office/R&D	LOADING	4 docks
AVAILABLE SPACE	16,708 - 66,000± SF	CLEAR HEIGHT	14' 9"
YEAR BUILT	1980	PARKING RATIO	4.68/1,000
ZONING	General Business	LEASE RATE	\$12.00-\$14.00/SF NNN
UTILITIES	Municipal water & sewer; gas		

FLOOR PLAN - 66,830± SF

486 AMHERST STREET, NASHUA



ABOUT THE AREA

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LOCATION



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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
 7 Eagle Square, Concord, NH 03301-4980
 Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form (Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.