



Executive Tower

61 Spit Brook Road
Nashua, New Hampshire



First Class Office Space | Exit 1
58,719 Square Feet | Five Floors



Owned and managed by Farley White Interests – a local development and investment firm with an unparalleled reputation for quality, responsive hand's-on management and a commitment to tenant retention.

Executive Tower is located at 61 Spit Brook Road in Nashua, New Hampshire – just minutes from the Massachusetts border. The building is situated immediately off Route 3 at Exit 1.

Executive Tower offers first-class office space on five floors totaling 58,719 square feet and is divisible to accommodate the needs of both small and large tenants.

Visitors and tenants to the building are immediately greeted by the well-maintained parking lot and circulation roadway, professional landscaping and carefully manicured lawns. Inside the property itself, the entryway boasts a two-story atrium and elevator lobby.

Executive Tower is 35 minutes from Boston, 20 miles from Route 128/I-95 and 10 miles from US I-495. This accessibility, along with New Hampshire’s pro-business environment and a favorable tax structure, make it a highly desirable destination for new and relocating companies.

Nearby amenities include 2.5 millions square feet of retail including the Pheasant Lane Mall, supermarkets, restaurants, hotels as well as numerous other retail services and the Green Meadows Golf Courses.



Specifications

Floors	Five
Year Built	1986, Renovated restrooms and common areas
Construction	Steel and masonry construction with red brick façade, tinted ribbon windows and ballasted EPDM roof; two-story atrium lobby entrance
Parking	3.5 spaces / 1,000 SF
Data / Telco	Comcast high-speed broadband internet and fiber optic services as well as services from FairPoint, MegaPath and Broadview
HVAC	Water source loop; 160-ton Emeco cooling tower and two (2) boilers serving Mammoth and Carrier heat pumps
Power	1,200 amp, 277/980 volt
Utilities	Electric: Eversource Water & Sewer: City of Nashua Natural Gas: National Grid
Life Safety	100% wet sprinkler system, Simplex system monitored by local fire department, two (2) fire-rated egress stairwells
Elevators	Two (2) 2,500 lb capacity elevators
Security	Card-key access system and closed circuit video cameras
Management	Full time Farley White Management on-site

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Features

- Comcast high-speed broadband internet and fiber optics as well as services from FairPoint, MegaPath and Broadview
- On-site Farley White property management
- Under-cover parking
- Immediate highway access from Exit 1 off Route 3
- Two (2) minutes from the Massachusetts border
- More than 40 restaurants and fast food establishments nearby, including many within walking distance a few minutes via sidewalk from Executive Tower
- Major hotels include the Radisson Nashua, Homewood Suites by Hilton and the Red Roof Inn
- Green Meadows Golf Club with two 18-hole public golf courses is nearby
- Adjacent to the largest collection of retailers in Southern New Hampshire - 2.5 million square feet including the Pheasant Lane Mall
- Exit 1 corporate neighbors include BAE Systems, AT&T, Benchmark, DELL, Skillsoft and the Pennwell Corporation





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NEW HAMPSHIRE REAL ESTATE COMMISSION

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 actually 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: _____
Licensee Date

Cushman & Wakefield of New Hampshire
(Name of Real Estate Brokerage Firm)

Consumer has declined to sign this form.
(Licensees Initials)

To check on the license status of a real estate firm or licensee go to www.opic.nh.gov/real-estate-commission/index.htm. Inactive licensees may not practice real estate brokerage.

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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 both 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 services 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.