



For Lease

Medical Office

3,390+/- Square Feet

383 E. Dunstable Road Suite C

Nashua, New Hampshire

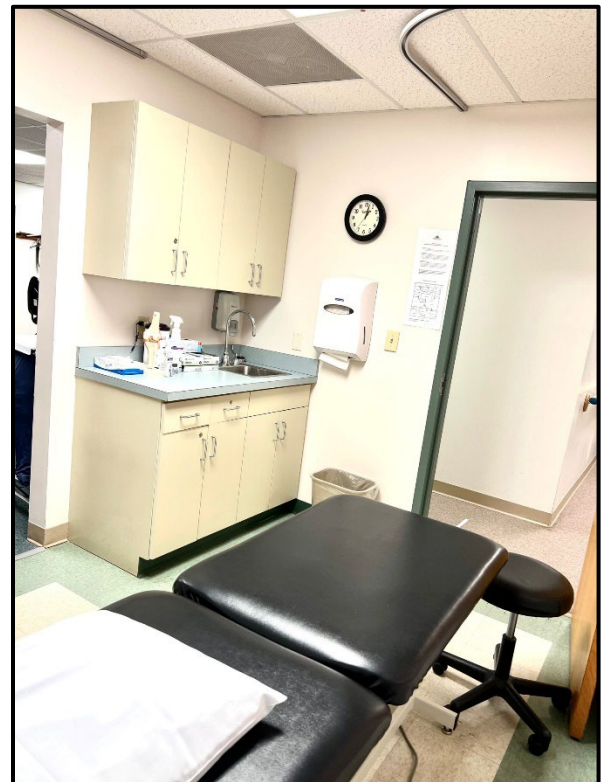
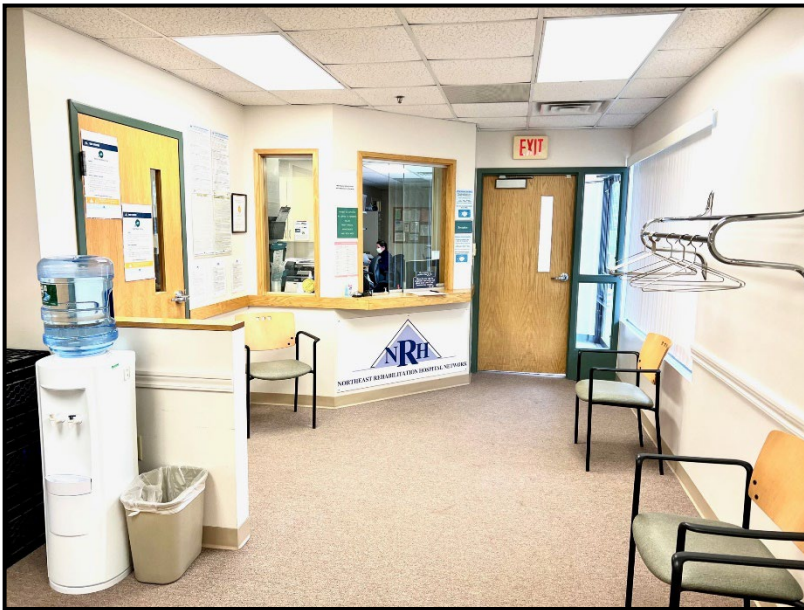
Exclusively Offered By:

Prolman Realty, Inc.

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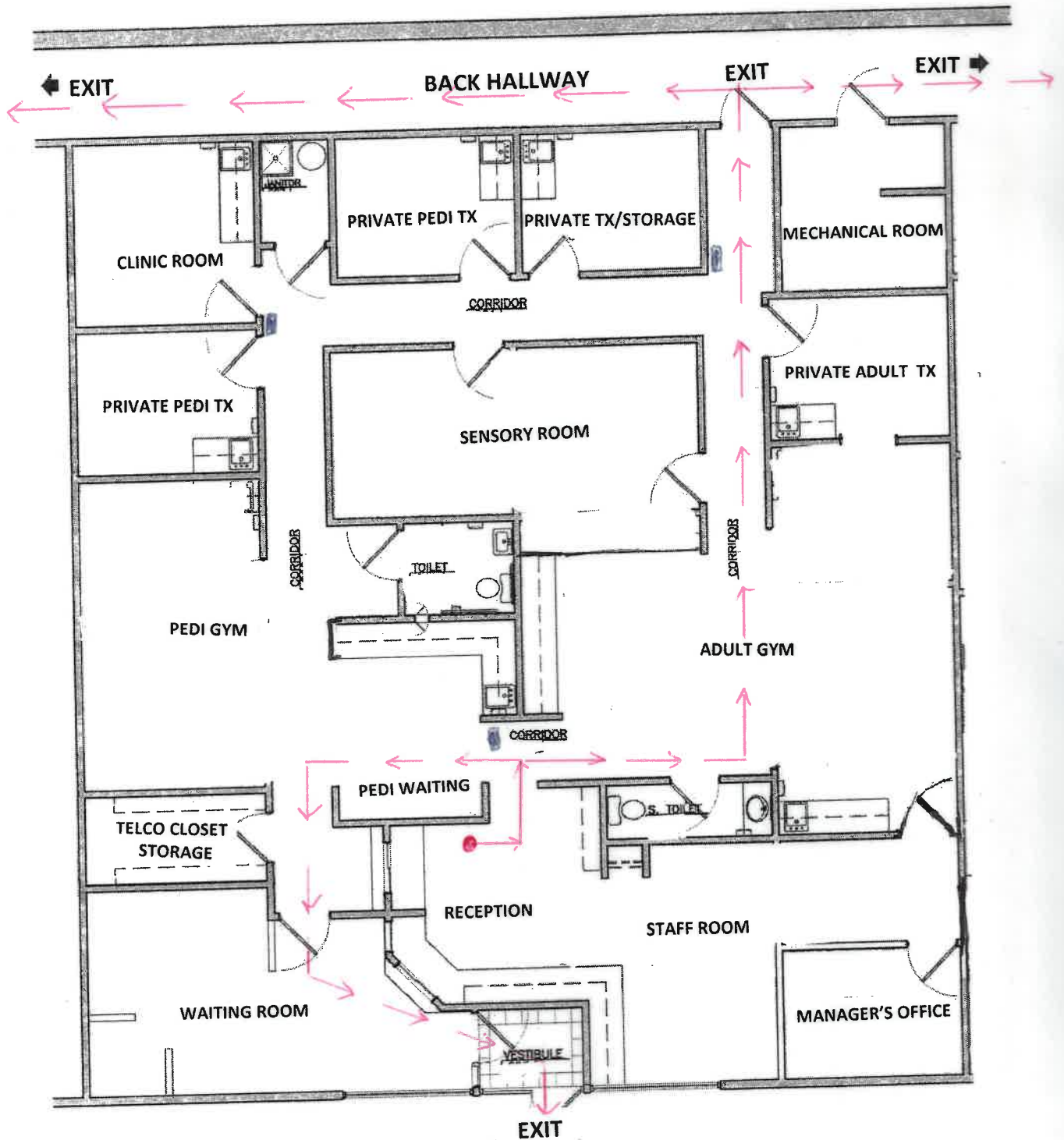


General Information

Property Location:	383 E. Dunstable Rd. Suite C Nashua, New Hampshire
Assessors Map / Lot:	0000B-03040
Owner:	Sky Country Square, LLC 1770 Mass Avenue #106 Cambridge, MA 02140
Zoning:	Rural Residential
Total Building Size:	12,220+/- Square Feet
Available Medical Office Suite:	3,390+/- Square Feet
*Existing Medical Fit-up:	<ul style="list-style-type: none">❖ 5 operatory rooms with sinks/cabinetry❖ 2 open spaces with sinks/cabinetry❖ 1 private office❖ Large reception with intake/check-out windows❖ Waiting Room
	*See included floor plan for more information
Parking Spaces:	Ample Shared Parking
HVAC:	Natural Gas Heat Central AC (electric)
Rent:	\$18.00 PSF (NNN)
Total Operating Expenses (NNN):	\$7.00 PSF (estimated)
Contacts:	Lisa Ferrari Mark Prolman



EMERGENCY EVACUATION ROUTE



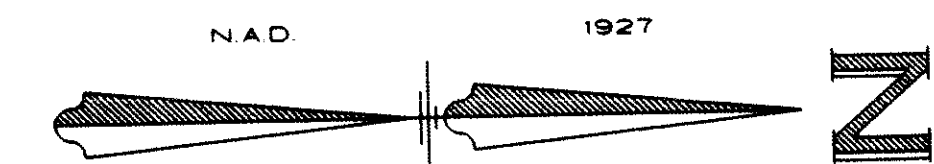
NORTHEAST REHAB HOSPITAL NETWORK – NASHUA OP

383 EAST DUNSTABLE ROAD
NASHUA, NEW HAMPSHIRE

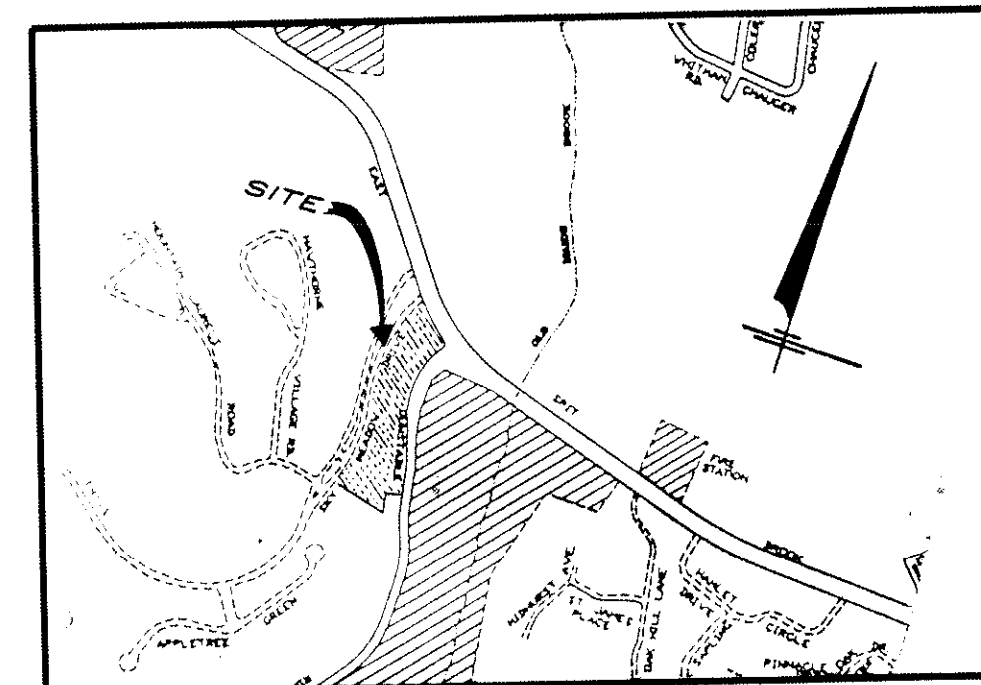
• you are here

■ Fire Extinguisher





LOT 2426 MAP B
SKY MEADOW COUNTRY CLUB, INC.
6 MOUNTAIN LAURELS DRIVE
NASHUA, NEW HAMPSHIRE 03062



VICINITY PLAN

PLAN REFERENCES:

- SITE PLAN (LOT 2426, MAP 'B'), COMMERCIAL SITE AT SKY MEADOW, 363 EAST DUNSTABLE ROAD, NASHUA, NEW HAMPSHIRE, PREPARED FOR: ALI LEIGH TRUST, SCALE: 1"=50', DATED: 11 MAY 1995 WITH REVISIONS THRU 24 OCT. 1995, AND PREPARED BY THIS OFFICE.
- SUBDIVISION PLAN (LOT 9, MAP 'B'), 363-387 EAST DUNSTABLE ROAD, COMMERCIAL SITE AT SKY MEADOW, NASHUA, NEW HAMPSHIRE, PREPARED FOR: OWNED BY: MORGAN RYAN REALTY TRUST, MARK MAYNARD, TR., SCALE: 1"=50', DATED: 18 OCTOBER 1995 AND PREPARED BY THIS OFFICE.

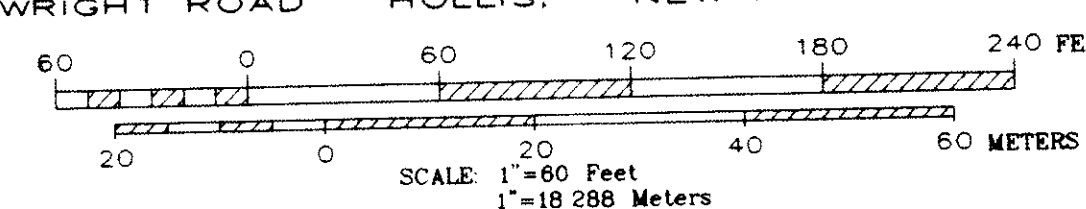
NOTES:

- TOTAL SITE AREA: 209,698 ACRES
LOT 3040: 2,346 ACRES
LOT 3041: 2,076 ACRES
LOT 3042: 1,181 ACRES
TOTAL: 5,603 ACRES
- PRESENT ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT (PRD) FROM AN R-40 ZONE APPROVED ON DECEMBER 15, 1981. CONDITIONS OF THE PRD APPROVAL ARE:
A. TO MINIMIZE THE SHORT TERM IMPACTS CREATED BY THE DEVELOPMENT ON MUNICIPAL SERVICES, THE PROJECT SHOULD BE PHASED OVER A PERIOD OF AT LEAST FOUR YEARS SO THAT BUILDING PERMITS FOR NO MORE THAN 155 UNITS WOULD BE ISSUED IN A GIVEN YEAR, EXCEPT THAT ANY UNCONSTRUCTED UNITS FROM A PREVIOUS YEARS ALLOCATION COULD BE ADDED TO THE 155 PERMITS FOR A GIVEN YEAR.
B. THE PLANNING BOARD BE GIVEN THE AUTHORITY TO ACCEPT OR REJECT THE ARCHITECTURAL DESIGN, LANDSCAPING, DRAINAGE AND BUFFERING PLANS FOR THE NON-RESIDENTIAL SECTIONS OF THE DEVELOPMENT AT THE TIME OF SITE PLAN APPROVAL TO INSURE THEIR COMPATIBILITY WITH THE AREA IN PROXIMITY TO THE DEVELOPMENT.
C. THE DEVELOPER AGREES TO CONSTRUCT THE PROJECT GENERALLY IN ACCORDANCE WITH THE SITE PLAN SUBMITTED AS PART OF THIS ORDINANCE PROPOSAL. THE PLANNING BOARD MAY PERMIT SUBSTANTIVE DEVIATIONS FROM THE PLAN IF THE OVERALL INTENT AND CONCEPT IS MAINTAINED.
D. IF THE SECTION OF EAST DUNSTABLE ROAD SOUTH OF THE INTERSECTION WITH SPIT BROOK ROAD IS USED FOR ACCESS IN OR FROM THE PROJECT, THE DEVELOPERS WILL UPGRADE, AT THEIR EXPENSE, THE AFFECTED SECTIONS OF ROAD TO STANDARDS ACCEPTABLE TO THE CITY OF NASHUA.
- ON MAY 9, 1995, THE CITY OF NASHUA ZONING BOARD OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION TO ALLOW A RESTAURANT USE IN AN LB (PRD) ZONE.
- THIS PLAN IS A REVISION TO PLAN REFERENCE NO. 1, WHICH WAS APPROVED BY THE CITY OF NASHUA PLANNING BOARD ON JULY 13, 1995.
PURPOSE OF PLAN IS TO SHOW LOT LINES AND PROPOSED 1,200 SF ADDITION TO THE PREVIOUSLY APPROVED 6,240 SF RESTAURANT.
- SPECIFIC USES PERMITTED UNDER APPROVAL OF THIS SITE PLAN ARE AS FOLLOWS:
OFFICE, RETAIL AND RESTAURANT.
- LOT NUMBERS REFER TO CITY OF NASHUA ASSESSORS MAP 'B'.
- SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
- DENSITY:
OFFICE BUILDING = 10,000 SF
RESTAURANT = 7,440 SF
RETAIL = 12,220 SF
TOTAL = 29,660 SF

NO.	DATE	REVISION	BY
2	12/05/95	REVISE PHASE I / PHASE II IN RETAIL BUILDING	JNP
1	11/13/95	GENERAL ADDITIONS - REVISE NOTE 4	JNP
1	10/26/95	REVISION	BY

AMENDED KEY MAP AND APPROVAL SHEET
(LOTS 3040, 3041, & 3042, MAP 'B')

COMMERCIAL SITE AT SKY MEADOW
NASHUA, NEW HAMPSHIRE
PREPARED FOR
MORGAN RYAN REALTY TRUST
MARK MAYNARD, Trustee
99 WRIGHT ROAD HOLLIS, NEW HAMPSHIRE 03049



26 OCTOBER 1995

HSI Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3399
Tel (603) 883-2057 Fax (603) 883-5057

SHEET 1 OF 2

4021 FQ62 D B40 & 907
File Number Day Size Plot Book & Page

LOT 2426 MAP B
SKY MEADOW COUNTRY CLUB, INC.
6 MOUNTAIN LAURELS DRIVE
NASHUA, NEW HAMPSHIRE 03062

3042
1,181 ACRES
(51,440 SF)

3041
2,076 ACRES
(90,415 SF)

3040
2,346 ACRES
(102,201 SF)

LEGEND

- 100.3 + EXISTING GROUND CONTOUR
- 260.0 EXISTING SPOT ELEVATION
- 251.4 PROPOSED GROUND CONTOUR
- 251.4 PROPOSED SPOT ELEVATION
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER LINE & GATE VALVE
- UNDERGROUND ELECTRIC & MANHOLE
- UNDERGROUND TELEPHONE & MANHOLE
- GAS LINE & GATE VALVE
- N.H. HIGHWAY BOUND
- IRON PIPE
- STONE BOUND
- CONCRETE BOUND
- EXISTING TREE LINE
- PROPOSED TREE CUTTING LIMIT
- TEST PIT LOCATION AND NUMBER
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACE
- SLOPE GRANITE CURB
- CAPE COD BERM
- LIMIT OF WORK
- BEAM TYPE GUARDRAIL
- INDICATES STREET ADDRESS

NOTES: CONT'D

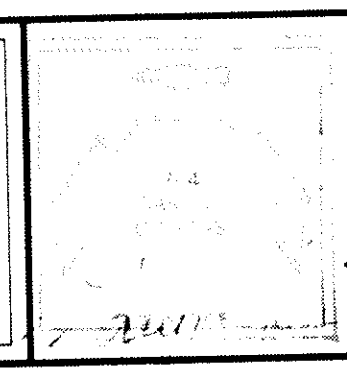
- PARKING:
REQUIRED:
OFFICE: 1 SPACE/300 SF x 10,000 SF = 33 SPACES
RESTAURANT: 1 SPACE/4 SEATS x 200 SEATS = 50 SPACES
RETAIL: 1 SPACE/2 SEATS x 50 SEATS = 25 SPACES
TOTAL: 4 SPACES/1,000 SF x 12,220 SF = 49 SPACES
PROVIDED: 157 SPACES
- EXTERIOR LIGHTING TO BE DIRECTED ONTO SITE. LIGHTING TO CONFORM TO ALL APPLICABLE REGULATIONS OF THE CITY OF NASHUA. ONLY SECURITY LIGHTING WILL BE ALLOWED AFTER BUSINESS HOURS.
- ALL SIGNAGE SHALL CONFORM TO APPLICABLE CITY OF NASHUA REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION. EXTERNALLY ILLUMINATED, WOODEN SIGNS SHALL NOT PROTRUDE ABOVE THE ROOF LINE.
- ALL LANDSCAPING SHALL CONFORM TO THE APPLICABLE CITY OF NASHUA ZONING REGULATIONS UNDER SECTION 16-123(2-5).
- FUTURE BUILDING CONSTRUCTION SHALL INCORPORATE FOUNDATION DRAINAGE SYSTEMS, EXCEPT WHERE AN INVESTIGATION ESTABLISHES THAT SPECIFIC BUILDING SITES ARE LOCATED IN WELL-DRAINED SOILS AND THAT SUCH SYSTEMS ARE NOT REQUIRED.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE CITY.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- TRUCK DELIVERIES AND TRASH PICK-UP ARE PROHIBITED BETWEEN 11 PM AND 6 AM.
- ANY ALTERATION OF THE BUILDING ARCHITECTURAL ELEVATIONS OR SIGNAGE SHALL REQUIRE NASHUA PLANNING BOARD APPROVAL.
- LIGHTING SHIELDS SHALL BE ADDED TO ALL LIGHT POLES FACING RESIDENTIAL AREAS.
- OPERATION HOURS FOR THE SITE SHALL BE BETWEEN 6:00 AM AND 12:00 MIDNIGHT.
- OWNER OF RECORD:
LOT 9, MAP 'B'
MORGAN RYAN REALTY TRUST
MARK MAYNARD, Trustee
99 WRIGHT ROAD
HOLLIS, NH 03049
VOL 5648 PG. 689

APPROVED
DEC 07 1995
CITY OF NASHUA

Required site improvements must be completed or guaranteed to the satisfaction of the Planning Board prior to issuance of certificate of occupancy.

APPROVED
NASHUA PLANNING BOARD
CHAIRMAN: *Paul Burt* DATE: 2-1-96
SECRETARY: _____ DATE: _____

I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE ON THE GROUND IN MAY OF 1994 AND IS IN ACCORDANCE WITH THE CITY OF NASHUA LAND SUBDIVISION REGULATIONS.



THE UNDERSIGNED DOES HEREBY AGREE TO PERFORM ALL OF THE SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE NASHUA CITY PLANNING BOARD.
MARK MAYNARD, TRUSTEE DATE: 10-31-95