

400 INNOVATIVE WAY
FOR LEASE, BUILD-TO-SUIT
4,800 - 48,000 SF



Nashua
**MIRCO-TECH
CENTER**

Located immediately off of Exit 1, just over the NH/MA border, the John Flatley Company is developing one brand new flex building, up to 48,000 SF available. This first-class flex building is the newest addition to a vibrant +1 million SF campus consisting of commercial office and retail space, health clubs, apartments, hotels, walking trails & more!

Unit Breakdown:

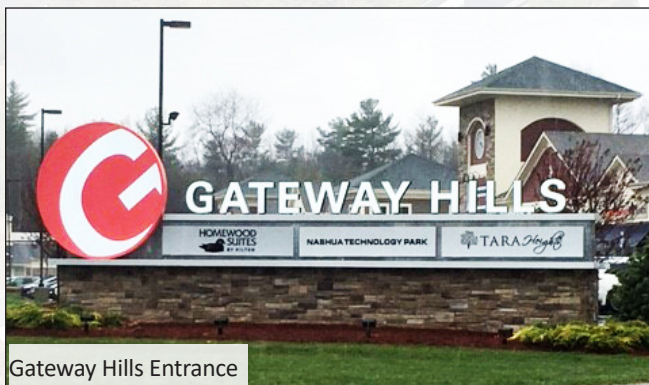
400 Innovative Way:
4,800 SF - 48,000 SF

Property Details:

- Build-to-suit
- Up to 48,000 SF available
- Ten (10) loading dock doors
- Developed with 200 amp electrical, loading dock, and office space
- Approved up to 81 vehicle spaces and 16 trailer spaces
- Metered for electrical & gas
- Ceiling height: 18'
- Insulated metal panels with store fronts
- Fully adhered rubber membrane roof

Check out what's on Campus!

- Tara Commons Retail
- Spyglass Brewery
- Pressed Café
- Gateway Hills Health Club
- 2 miles of walking trails
- Tara Heights Apartments
- Executive Housing at Catherine's Landing
- Radisson, Homewood Suites
- Nashua Technology Park & Nashua Office Park
- Amelia Village Townhomes
- Learn to Ski Snow Park
- Surgical Center



Gateway Hills Entrance



Pressed Café

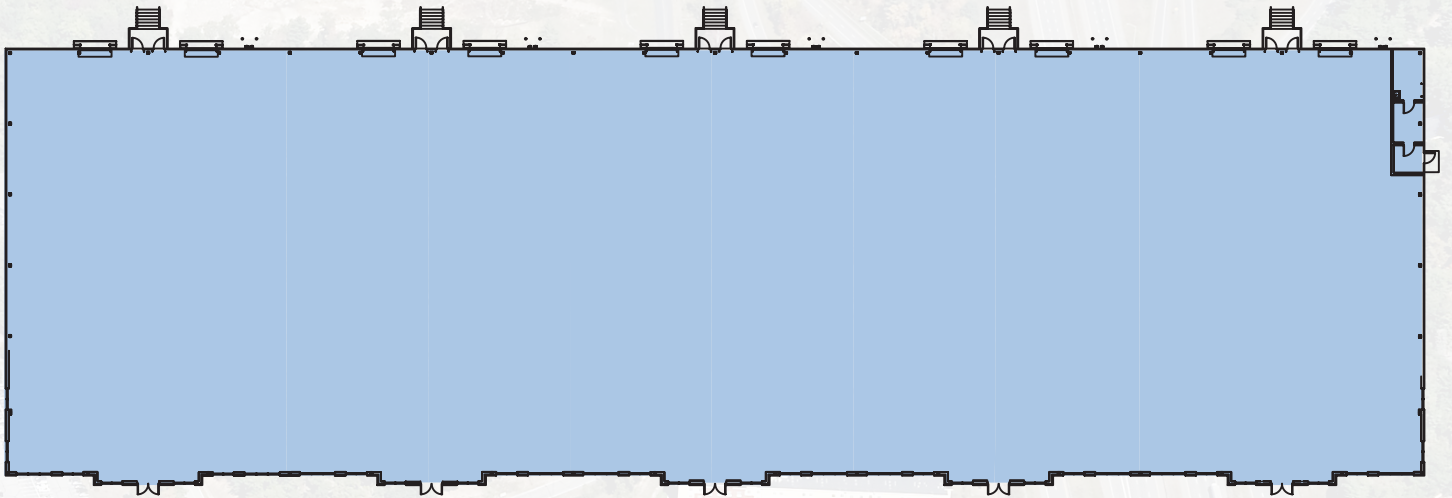


Health Club



Walking Trails

Proposed Floor Plan:





FUTURE DEVELOPMENT

400
INNOVATIVE
WAY

Digital Drive

EXIT 1

OFFICE / R&D
DEVELOPMENT
200,000 - 250,000 SF



SNOW PARK

ATHLETIC
FIELD



NASHUA TECHNOLOGY PARK

FLEX/R&D Site



AMPHITHEATER



Research Drive

Innovative Way



NORTH RIDGE
SURGICAL SUITES

Tara Boulevard

Innovative Way

Nashua
OFFICE
PARK



EXIT 1

TARA
COMMONS

Spit Brook Road

NH/MA State Line

JOHNFLATLEY
Company

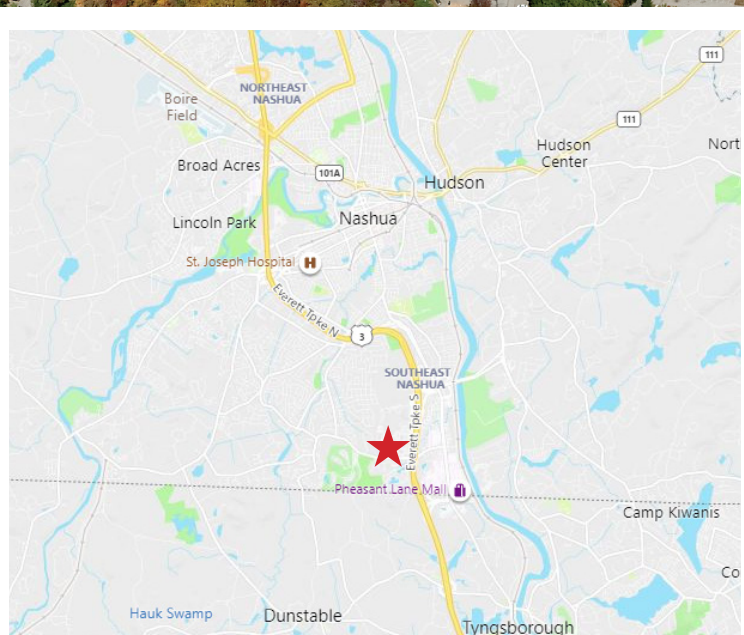
For more information,
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