

# NASHUA OFFICE PARK

## AVAILABLE FOR LEASE: 110 - 37,986 SF

98  
SPIT  
BROOK

1  
TARA

1 Tara Blvd. | 10 Tara Blvd. | 98 Spit Brook Road | Nashua, NH

*Nashua*  
OFFICE  
PARK

Nashua Office Park at Gateway Hills consists of 3 first-class office buildings in a prestigious mixed-use park setting. On-site amenities include Homewood Suites, Gateway Hills Health Club, Little Sprouts Early Education & Child Care, Pressed Café, full service cafeteria, miles of paved walking/biking trails, conference facilities, outdoor amphitheater, exclusive community events and networking opportunities as well as a variety of retail services and restaurants nearby.



## Amenities:

- Pro-business state (no income or sales tax)
- Conveniently located at Exit 1 off Route 3 at MA/NH border
- Home to leading companies including Skyworks, SolidXperts, Segway, BAE Systems, Arista Networks, Microdesk, Regus and more
- Little Sprouts Early Education & Child Care
- Scenic pond, miles of walking/biking trails
- Full-service cafeteria
- Gateway Hills Health Club
- Pressed Cafe, Spyglass Brewery, Orange Theory & more!
- 564 units at Tara Heights Apartments (1,100 residents) and Amelia Village townhomes
- Executive Housing at Catherine's Landing
- Nashua Self Storage
- Homewood Suites by Hilton
- Outdoor Amphitheater
- Athletic field, tennis court, pickleball courts, basketball court
- Putting green
- Community Garden Center
- Covered parking
- On-site maintenance team
- Owned and managed by the John Flatley Company



PRESSED CAFÉ LOCATED AT TARA COMMONS



MILES OF PAVED WALKING/BIKING TRAILS

## Availabilities:

### 98 Spit Brook Road:

Lower Level, Suite 001:	1,788 SF (12/1/2025)
Lower Level, Suite 002:	640 SF (Storage)
Lower Level, Suite 006:	225 SF (Storage)
1st Floor, Suite 1100:	11,721 SF* (6/1/2026)
2nd Floor, Suite 2202:	3,281 SF* (1/1/2026)
2nd Floor, Suite 2204:	14,293 SF*
3rd Floor, Suite 3301:	4,605 SF*
4th Floor, Suite 4402:	2,023 SF*
4th Floor, Suite 4405:	2,063 SF*

\*Contiguous up to 37,986 SF

### 1 Tara Blvd:

Lower Level, Suite 003:	340 SF (Storage)
3rd Floor, Suite 303:	4,144 SF
4th Floor, Suite 401:	2,405 SF
4th Floor, Suite 402:	4,246 SF (5/1/026)

### 10 Tara Blvd:

1st Floor, Suite 120:	16,647 SF
3rd Floor, Suite 330:	11,137 SF*
6th Floor, Suite 600:	14,063 SF**
6th Floor, Suite 650:	10,535 SF**

\*\*Contiguous up to 24,598 SF

\*Single Offices: 110 - 112 SF

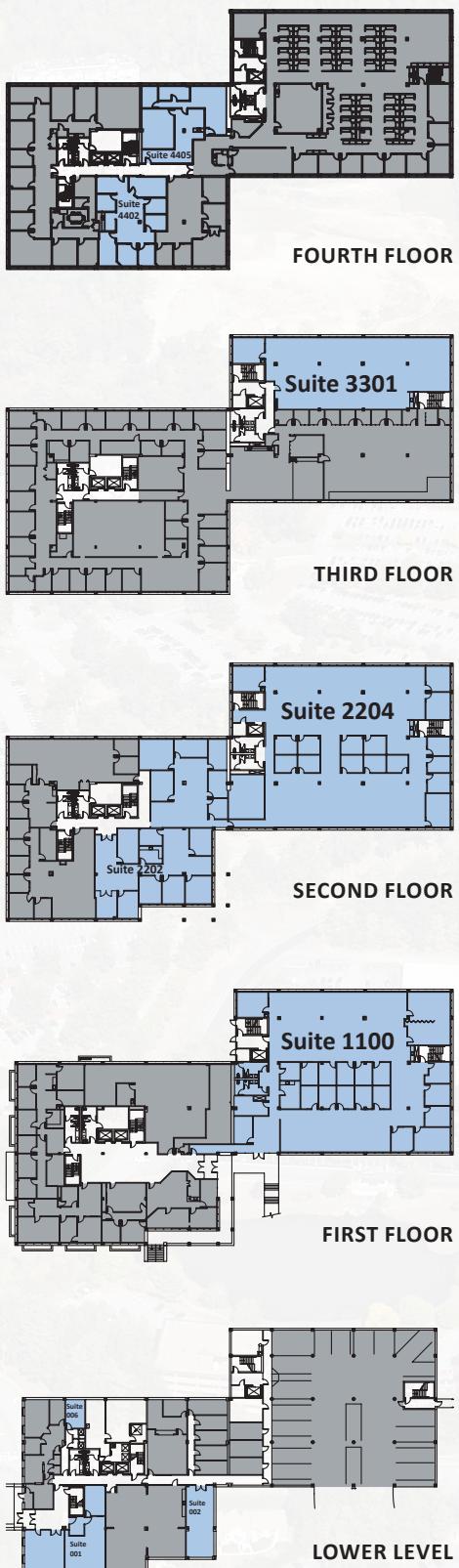


LITTLE SPROUTS CHILD CARE & EARLY EDUCATION CENTER

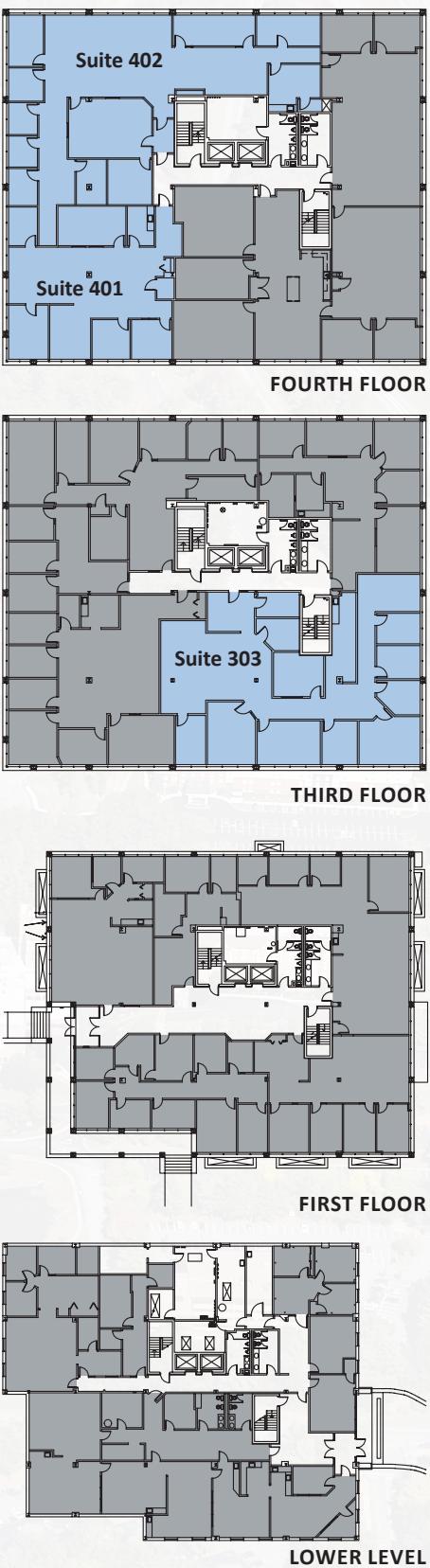


OUTDOOR AMPHITHEATER

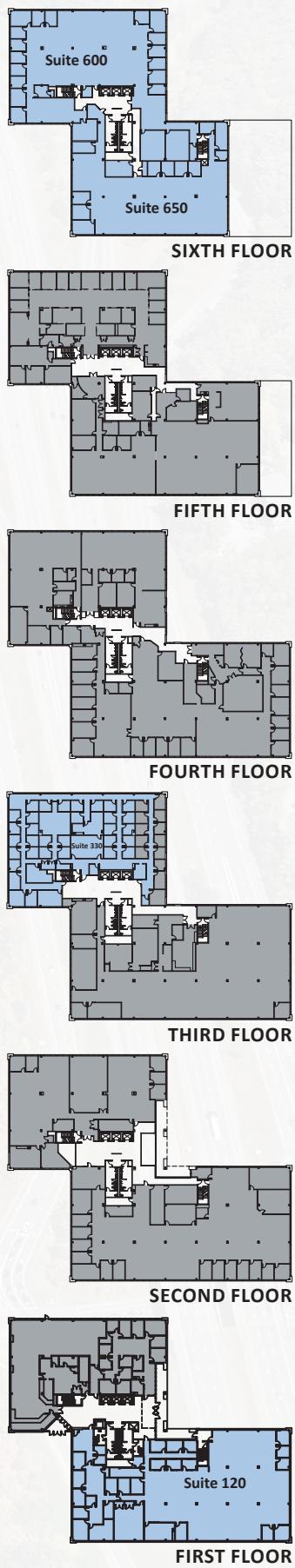
## 98 Spit Brook Road



## 1 Tara Boulevard



## 10 Tara Boulevard





## FUTURE DEVELOPMENT

Digital Drive

ATHLETIC FIELD

GATEWAY HILLS  
HEALTH CLUB

AMPHITHEATER

Research Drive

NORTH RIDGE  
SURGICAL SUITES

TARA  
COMMONS

NASHUA TECHNOLOGY PARK

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



SNOW PARK

FLEX/R&D Site

Spyglass  
Brewing Company

EXIT 1

HOMWOOD  
SUITES BY HILTON

SHERATON

Innovative Way

Tara Boulevard

Spit Brook Road

F.E. EVERETT TURNPIKE

EXIT 1

NH/MA State Line

**JOHNFLATLEY**  
Company

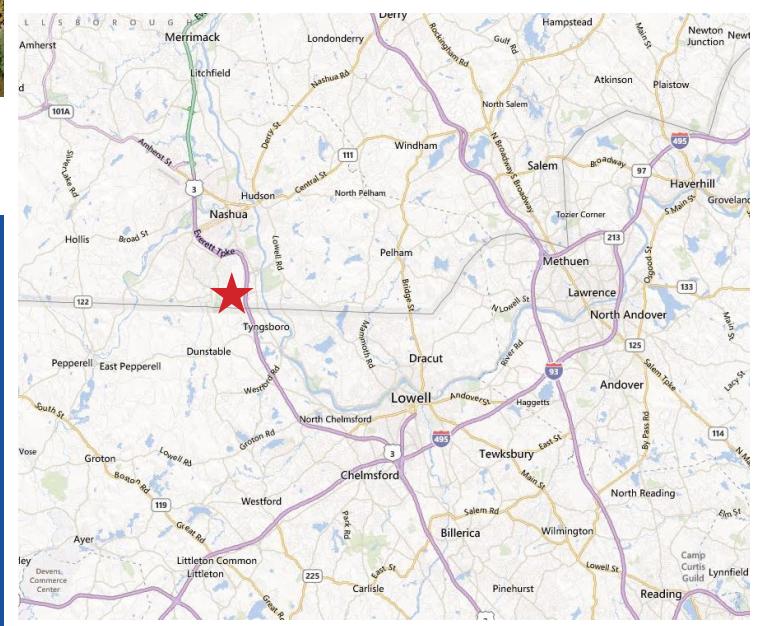
For more information,  
or to schedule a tour, please contact:

**Tom Maregni**

Direct 781.917.5306

Office 781.380.7731

[thomas.maregni@johnflatleyco.com](mailto:thomas.maregni@johnflatleyco.com)



Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731  
[www.johnflatleyco.com](http://www.johnflatleyco.com) | [info@johnflatleyco.com](mailto:info@johnflatleyco.com)