

## NASHUA OFFICE PARK

AVAILABLE FOR LEASE: 110 - 24,598 SF



*Nashua*  
OFFICE  
PARK

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

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

## Availabilities:

### 98 Spit Brook Road:

Lower Level, Suite 001:	1,788 SF
Lower Level, Suite 002:	640 SF (Storage)
Lower Level, Suite 006:	225 SF (Storage)
2nd Floor, Suite 2204:	14,293 SF*
3rd Floor, Suite 3301:	4,605 SF*
4th Floor, Suite 4405:	2,063 SF*
*Contiguous up to 20,961 SF	

### 1 Tara Blvd:

Lower Level, Suite 003:	340 SF (Storage)
1st Floor, Suite 101:	1,250 SF
3rd Floor, Suite 303:	4,144 SF
4th Floor, Suite 401:	2,405 SF
4th Floor, Suite 402:	4,246 SF (5/1/2026)

### 10 Tara Blvd:

1st Floor, Suite 130:	10,281 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	



PRESSED CAFÉ LOCATED AT TARA COMMONS



LITTLE SPROUTS CHILD CARE & EARLY EDUCATION CENTER

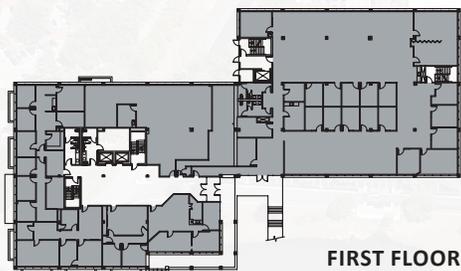
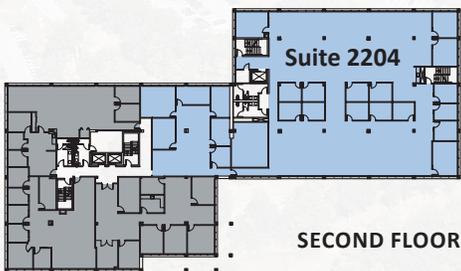
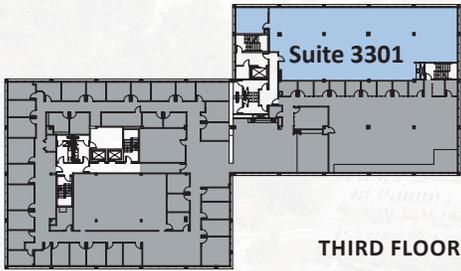
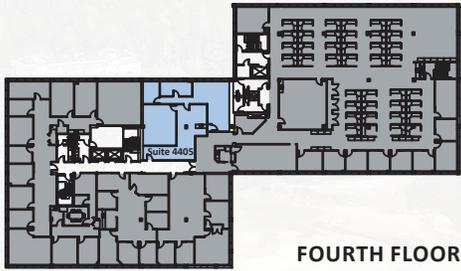


MILES OF PAVED WALKING/BIKING TRAILS



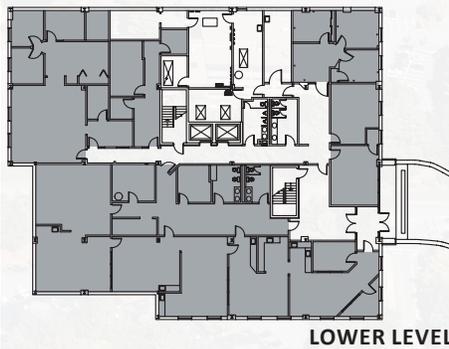
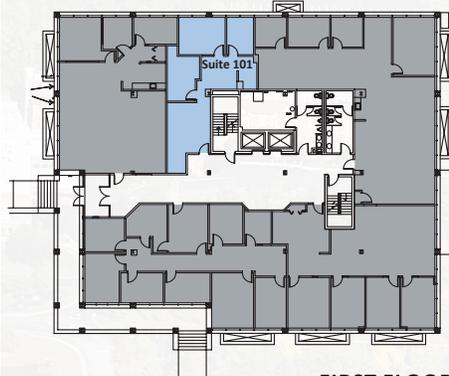
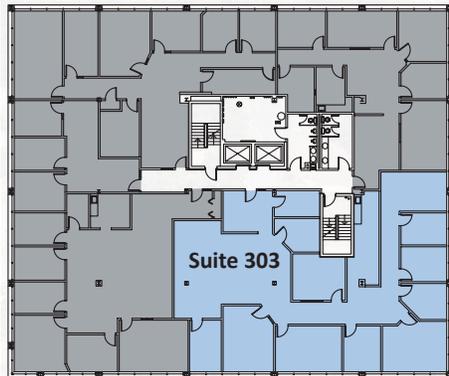
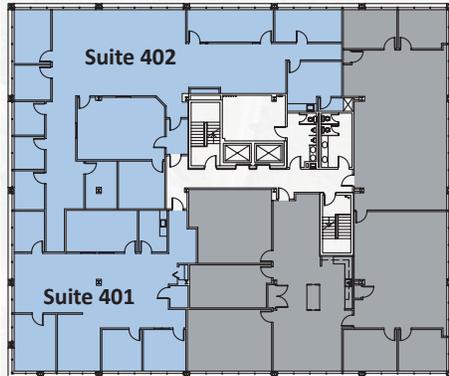
OUTDOOR AMPHITHEATER

# 98 Spit Brook Road

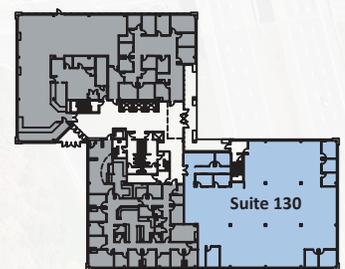
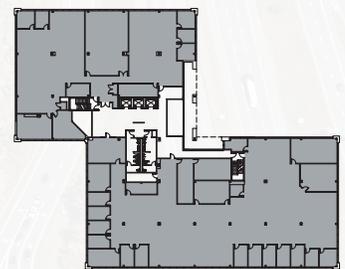
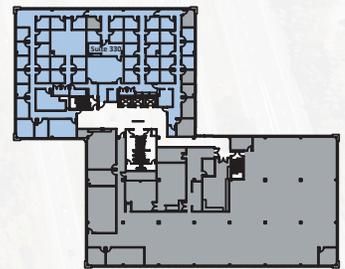
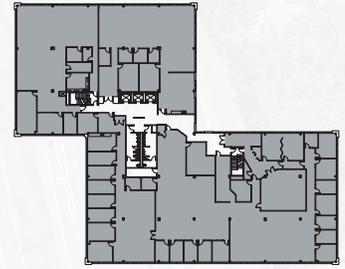
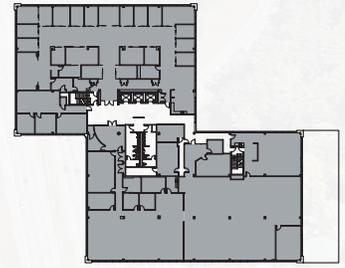
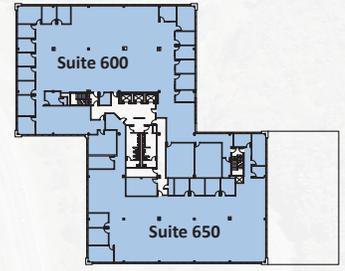


 AVAILABLE  
 LEASED

# 1 Tara Boulevard



# 10 Tara Boulevard





FUTURE DEVELOPMENT

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



NORTHRIDGE SURGICAL SUITES

Tara Boulevard

Nashua OFFICE PARK



Innovative Way

EXIT 1

TARA COMMONS

Spit Brook Road

NH/MA State Line

**JOHN FLATLEY**  
Company

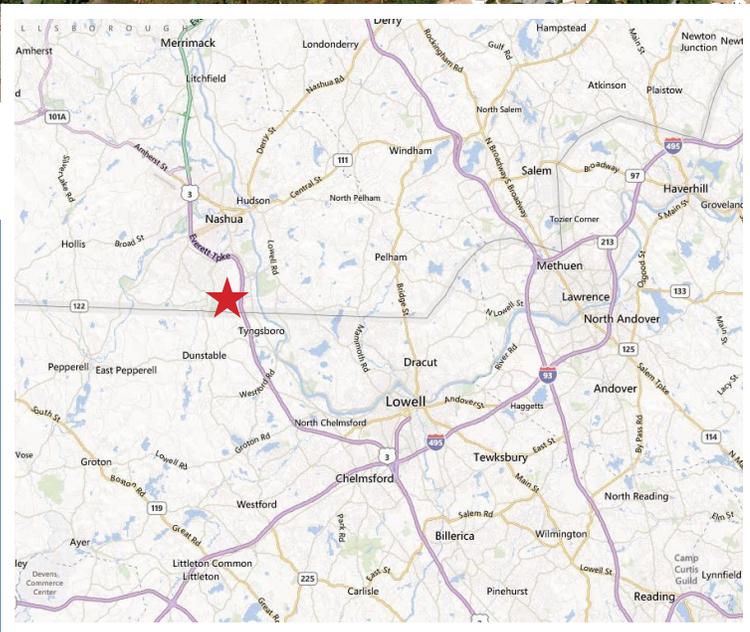
For more information,  
or to schedule a tour, please contact:

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