

71 SPIT BROOK ROAD
NASHUA, NH, 03060
“The First Building”



FOR SALE - OFFICE BUILDING

95% LEASED

Property Highlights

- 38,666± SF on 1.68 acres
- Occupied by a diverse mix of professional tenants
- Additional income generated by onsite cell tower service agreement
- The Nash Casino, retail, lodging and other amenities nearby
- Located immediately off Exit 1 of Route 3/Everett Turnpike



[click to access](#)

PROPERTY OVERVIEW

71 Spit Brook Road offers 38,666± SF of professional office space on a 1.68-acre site. Constructed in 1983, this four-story brick-clad building features expansive windows that provide abundant natural light throughout. An elevator serves all levels for convenient accessibility. Each unit has a dedicated RTU for HVAC, allowing tenants to control their office climate. This office building not only offers prime commercial space but also generates additional income through a lease agreement with a cell tower service provider. The tower, located on the property, provides consistent revenue, enhancing the investment potential and offering a unique income stream alongside traditional office rental.

Set amid mature landscaping with excellent curb appeal, the property presents a professional and welcoming environment. The building is 95% leased with a diverse mix of professional office tenants.

71 Spit Brook Road is ideally located in Nashua's South End, just minutes from The Nash Casino and the Massachusetts border. The property offers immediate access to the F.E. Everett Turnpike/Route 3, providing convenient connections to Manchester, Boston, and the greater Merrimack Valley. Nearby amenities include retail, restaurants, hotels, and fitness facilities, creating a highly desirable environment for businesses and their employees.

PROPERTY SPECIFICATIONS

| | |
|------------------------------|--|
| ADDRESS | 71 Spit Brook Road, Nashua, NH 03060 |
| BUILDING SIZE | 38,666± SF |
| LAND AREA | 1.68± acres |
| FLOORS | Four-stories |
| ZONING | RC |
| PARKING RATIO | 2.27/1,000 SF |
| HVAC | 100% air-conditioned. Each unit has its own RTU. |
| UTILITIES | Municipal water, sewer, and electric: Eversource |
| TELECOMMUNICATIONS PROVIDERS | Comcast |
| SALE PRICE | \$4,500,000 (NDA required for property financials) |



Entrance



Interior view



Income producing cell tower

LOCAL AREA OVERVIEW

NASHUA is New Hampshire's second-largest city and a dynamic hub for business, culture, and community life. Strategically located along the Massachusetts border, Nashua offers direct access to U.S. Route 3, providing seamless connectivity to Boston, Manchester, and the greater New England region. This accessibility, combined with proximity to regional airports and major highways, makes Nashua a prime location for both corporate and industrial users.

The city has a diverse economic base, with strong representation in technology, healthcare, manufacturing, retail, and professional services. Companies are drawn to Nashua not only for its skilled workforce and business-friendly environment, but also for its high quality of life. The area features an array of shopping, dining, and entertainment options, from the vibrant downtown district to the Pheasant Lane Mall and nearby retail centers.

Nashua has twice been recognized by Money Magazine as the "Best Place to Live in America," a testament to its blend of economic vitality and community appeal. Recreational opportunities are abundant, with extensive parks, nearby golf courses, and access to the scenic Merrimack River and surrounding New England countryside.

Whether for business growth, employee satisfaction, or investment potential, Nashua offers an ideal balance of convenience, opportunity, and livability.

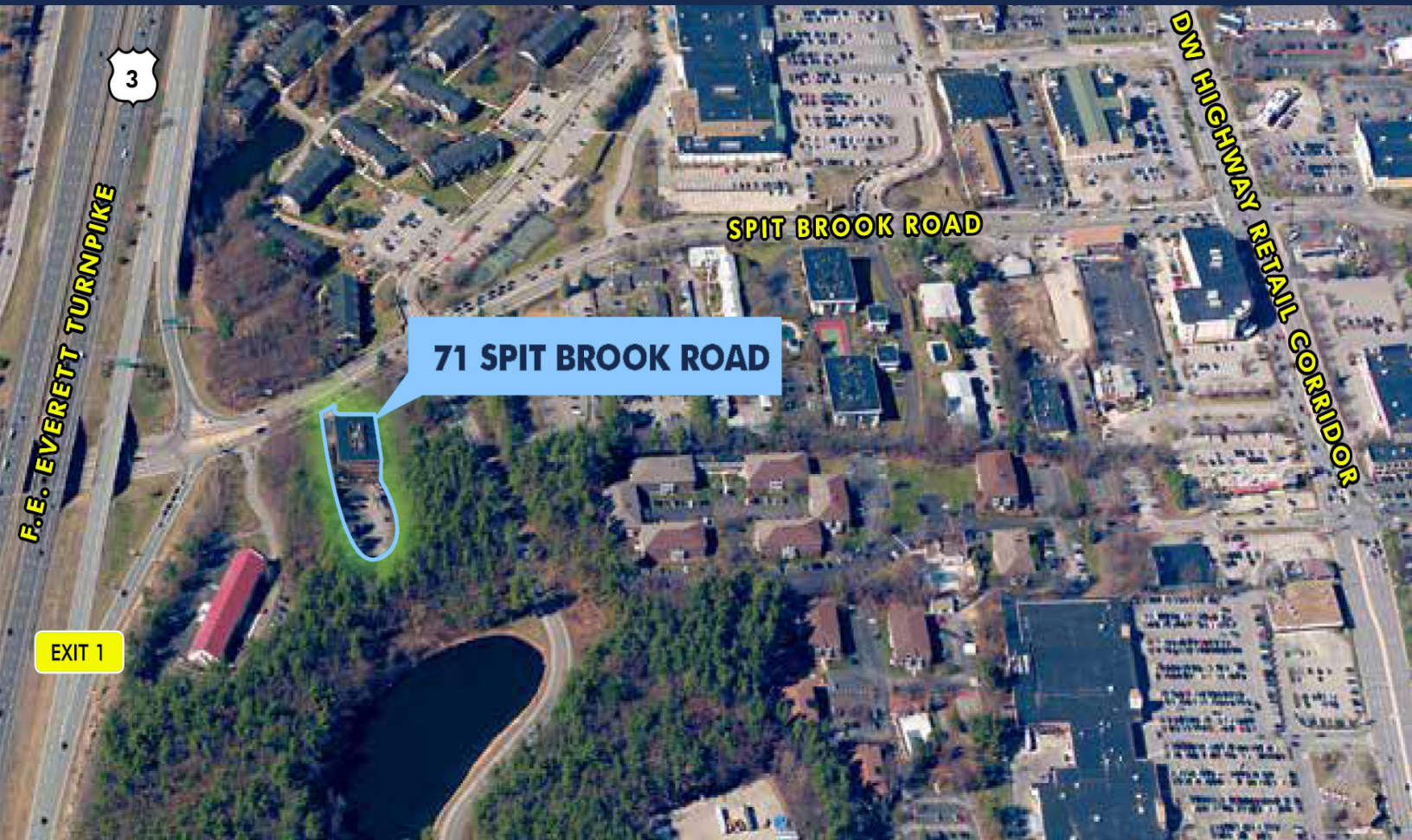
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 8,720 | 39,586 | 115,689 |
| Average Age | 35.7 | 41 | 41.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 4,496 | 15,893 | 46,359 |
| Average HH Income | \$96,542 | \$124,439 | \$114,761 |



LOCATION



CONTACT US



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DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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 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: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
(Licensees Initials)

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 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 service 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.