

NASHUA OFFICE PARK

AVAILABLE FOR LEASE: 112 - 47,322 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.



Building Size:

1 Tara Boulevard:	56,991 SF
10 Tara Boulevard:	164,625 SF
98 Spit Brook Road:	102,248 SF

Features:

- 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, Amphenol, 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
- 564 units at Tara Heights Apartments (1,100 residents) and newly constructed Townhomes
- Homewood Suites by Hilton
- Outdoor Amphitheater
- Athletic field, tennis court, pickleball courts, basketball court
- Community Garden Center
- Covered parking
- On-site maintenance team
- Owned and managed by John Flatley Company



PRESSED CAFÉ LOCATED AT TARA COMMONS



MILES OF PAVED WALKING/BIKING TRAILS

Availabilities:

98 Spit Brook Road:

Lower Level, Suite 002:	640 SF (Storage)	
Lower Level, Suite 006:	225 SF (Storage)	
1st Floor, Suite 1100:	11,016 SF	} Contiguous up to 47,322 SF
2nd Floor, Suite 2204:	13,890 SF	
3rd Floor, Suite 3301:	4,605 SF	
4th Floor, Suite 4403:	11,699 SF	
4th Floor, Suite 4402:	4,049 SF	
4th Floor, Suite 4405:	2,063 SF	
Storage units available		

1 Tara Blvd:

Lower Level, Suite 003:	340 SF (Storage)
1st Floor, Suite 100:	2,006 SF

10 Tara Blvd:

1st Floor, Suite 120:	16,647 SF	6th Floor, Suite 600:	14,063 SF
3rd Floor, Suite 330	11,137 SF	6th Floor, Suite 650:	10,535 SF
3rd Floor, Suite 330E:	112 SF		
3rd Floor, Suite 330F:	112 SF		
3rd Floor, Suite 330G:	116 SF		
3rd Floor, Suite 330K:	112 SF		
3rd Floor, Suite 330L:	112 SF		
3rd Floor, Suite 330M:	112 SF		

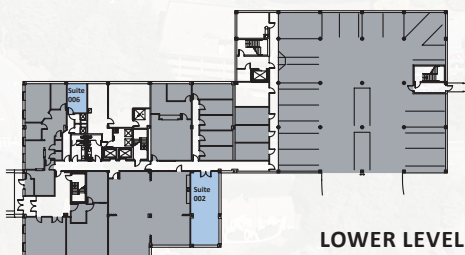
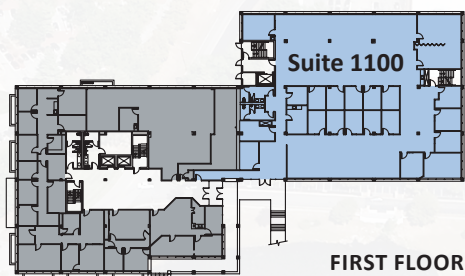
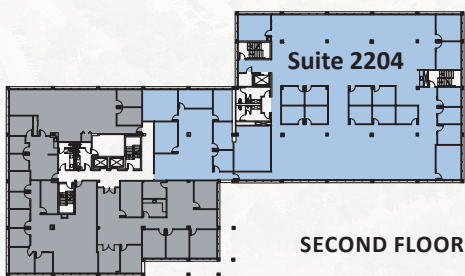
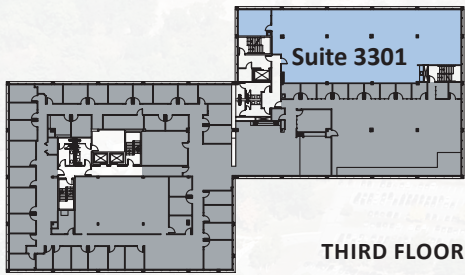
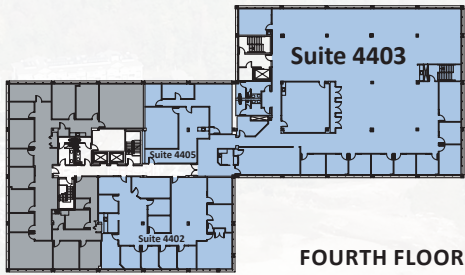




LITTLE SPROUTS CHILD CARE & EARLY EDUCATION CENTER



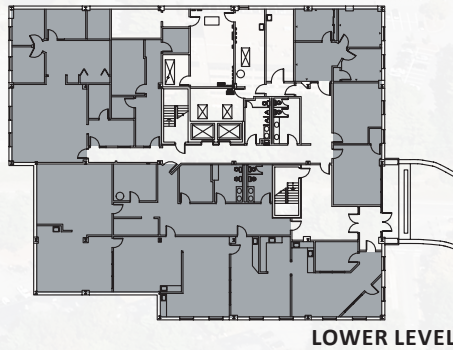
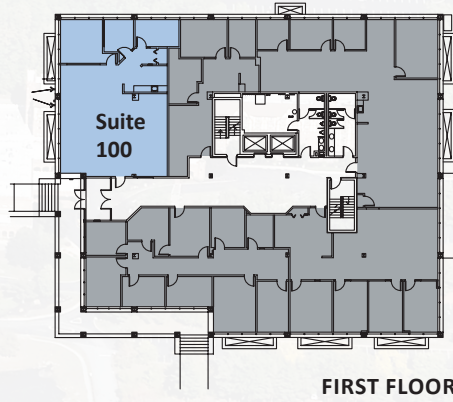
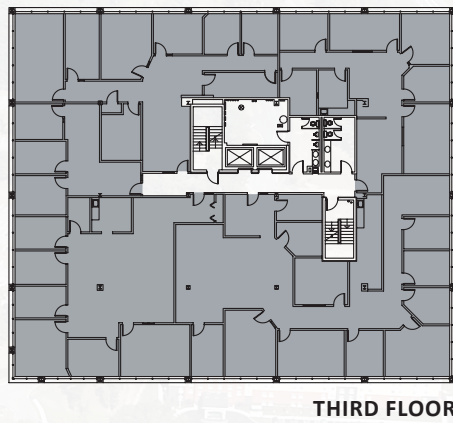
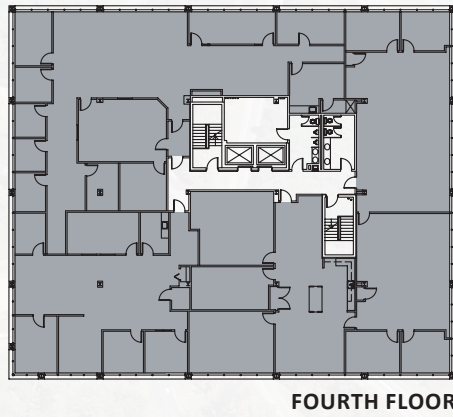
OUTDOOR AMPHITHEATER

98 Spit Brook Road

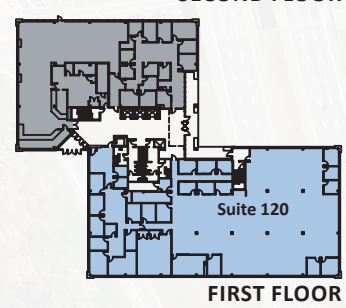
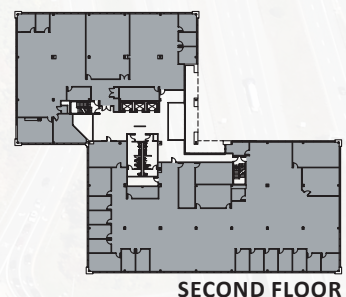
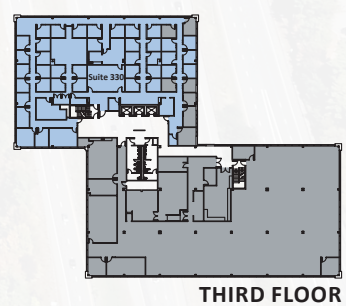
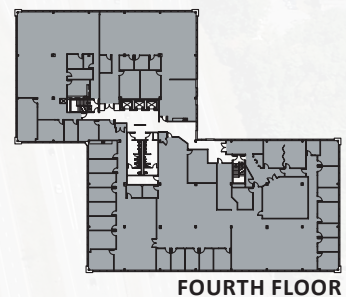
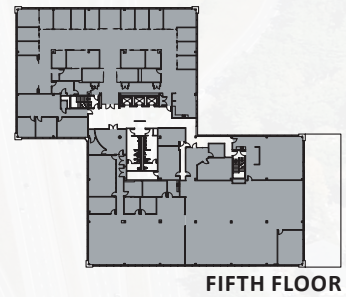
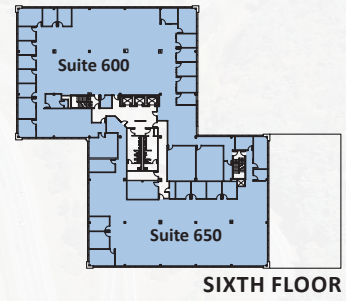


 AVAILABLE
 LEASED

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



EXIT 1

TARA COMMONS

Spit Brook Road

NH/MA State Line

JOHN FLATLEY
Company

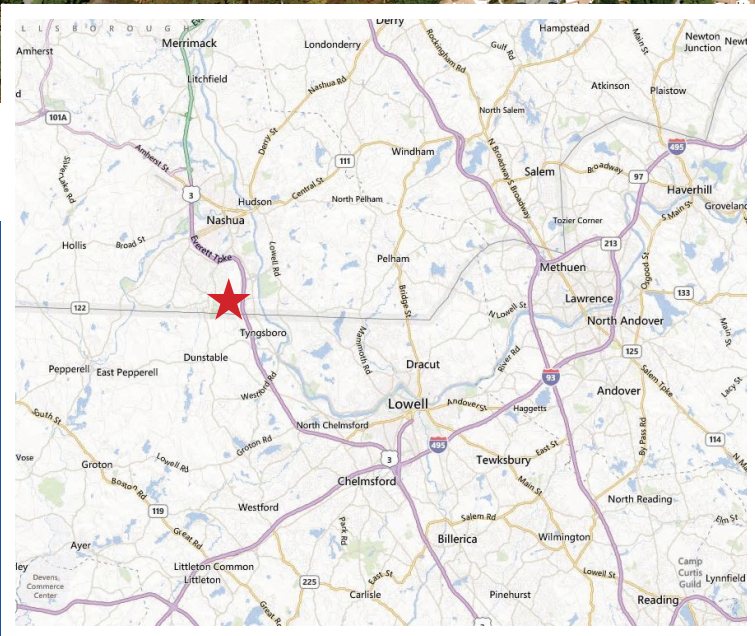
For more information,
or to schedule a tour, please contact:

Tom Maregni

Direct 781.917.5306

Office 781.380.7731

thomas.maregni@johnflatleyco.com



Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731
www.johnflatleyco.com | info@johnflatleyco.com