



For Lease

Downtown Office/Retail Space

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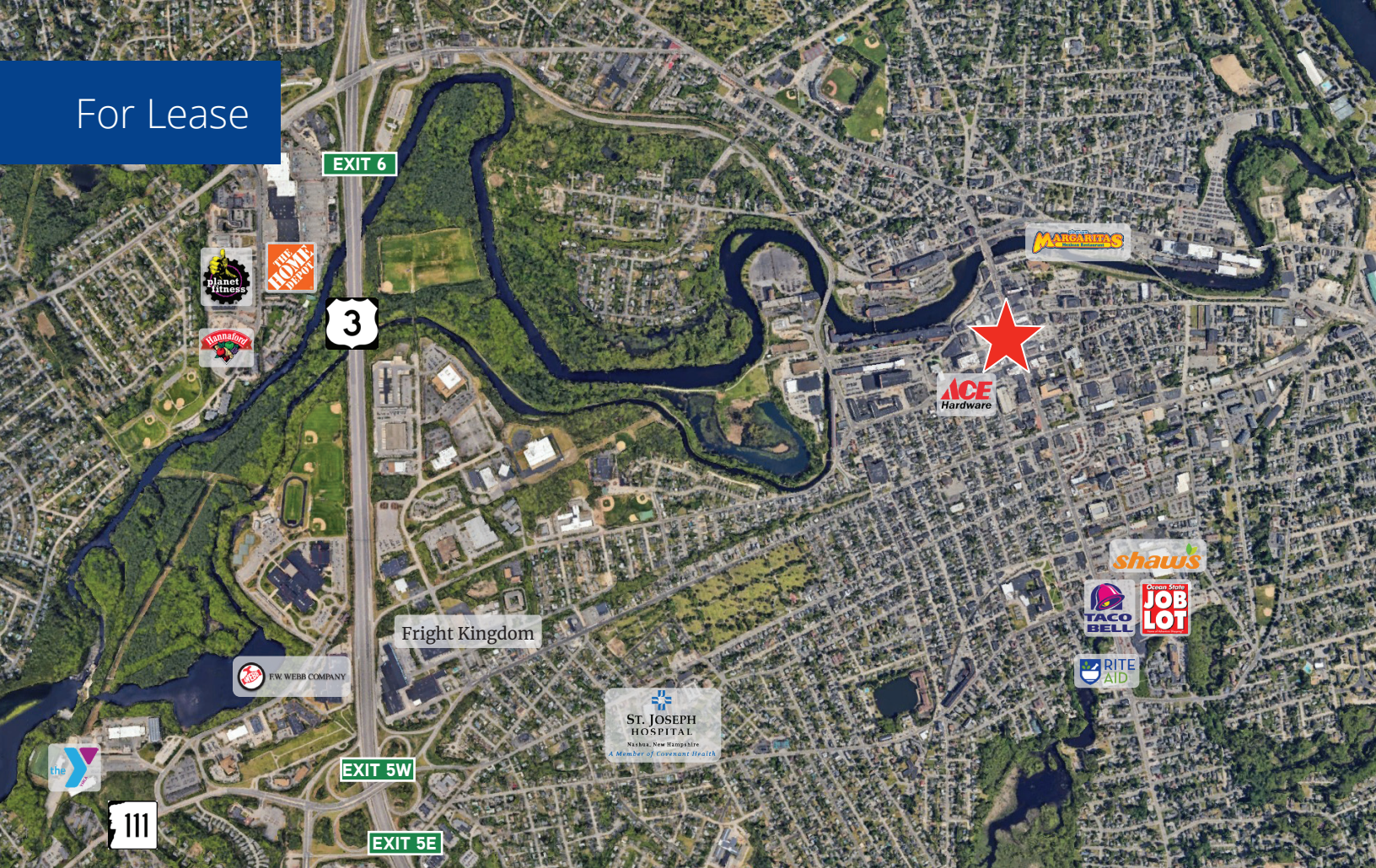
143-157 Main Street Nashua, NH

Property Highlights

- Office/retail space available for lease in the heart of downtown Nashua, NH
- 1,000± SF of fully renovated retail space on the first floor featuring exposed brick, plenty of natural light, and a private restroom
- 5,812± SF on the first floor consists of open area, 8 private offices, 2 conference rooms, a kitchenette, and a restroom; flexible layout could easily accommodate retail use
- 8,000± SF on the second floor consists of open area and private offices; flexible floor plan can be divisible to fit tenants needs
- Conveniently located near major highways including Route 3, 111, and 101A, and just 5 miles from the MA border facilitating easy access for commuters

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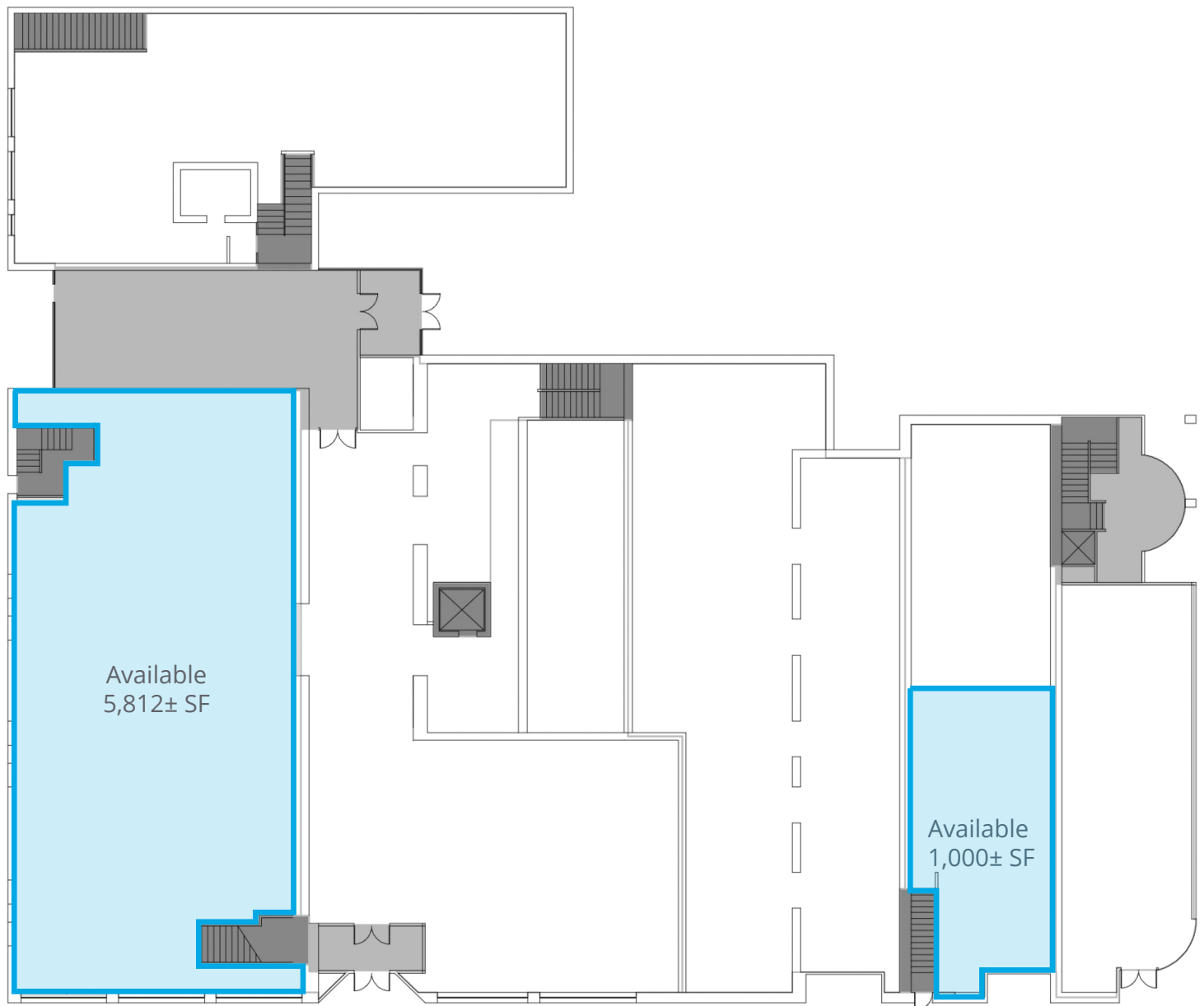
Specifications

Address:	143-157 Main Street
Location:	Nashua, NH 03060
Building Type:	Office/retail
Year Built:	1900
Total Building SF:	41,835±
Available Retail SF:	1st Floor: 1,000± @ \$18.00 NNN 1st Floor: 5,812± @ \$14.00 NNN
Available Office SF:	2nd Floor: 8,000± @ \$12.00 NNN
Floors:	3
Utilities:	Municipal water & sewer Natural gas
Zoning:	D1/MU
Parking:	1/500± SF
2024 NNN Expenses:	\$7.00 PSF • CAM: \$5.09 PSF • Taxes: \$1.91 PSF
Elevator:	Yes



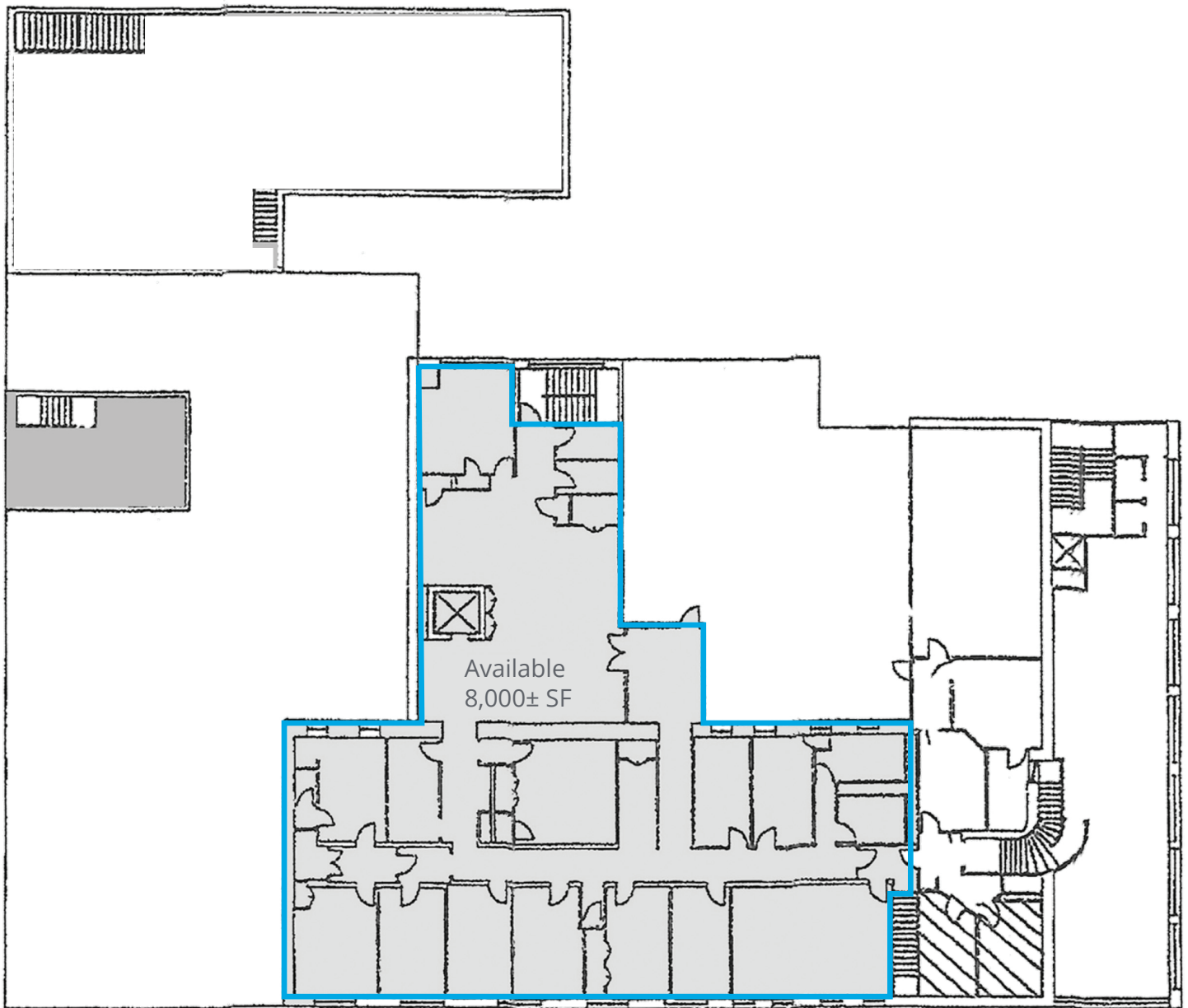
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1st Floor Plan



 Available Space

2nd Floor Plan



 Available Space