

## NASHUA TECHNOLOGY PARK LIGHT MANUFACTURING/ASSEMBLY, DATA CENTER & OFFICE SPACE FOR LEASE: 130 - 108,748 SF



*Nashua*  
**TECH  
PARK**

100 | 200 | 300 Innovative Way | Nashua, NH

The Nashua Technology Park (NTP) campus consists of over 750,000 SF of interconnected, energy-efficient Office/R&D buildings within the Gateway Hills campus. The park and location have become a key component in the growth of numerous leading high-tech companies including Skillsoft, Amphenol, Benchmark Electronics, Plexxi, Parallel Wireless, P Semi, Degree Controls and more. Conveniently located at Exit 1 off of Route 3 (Everett Turnpike) at the MA/NH border, the site plan for Nashua Technology Park includes the potential for additional R&D space, of which 240,000 SF is currently being engineered and approved.





## Amenities:

- Conveniently located at Exit 1 off Route 3 at MA/NH border
- 750,000 SF of interconnected, energy-efficient office/R&D space within the Gateway Hills community
- NTP Conference Center (250-person capacity)
- Data Center
- Auditorium (80-person capacity)
- Shared collaboration rooms
- Outdoor Amphitheater
- Gateway Hills Health Club
- Homewood Suites by Hilton Extended Stay Hotel
- Full service cafeteria
- Outdoor dining patio with lawn games
- Game Room & iCafe
- Rejuvenation station with massage chairs
- Athletic field, tennis court, picklenall court & basketball court
- Putting green
- Spyglass Brewery
- Gateway Hills Snow Park
- Electric car charging station
- Miles of paved walking/biking trails



DATA CENTER



GATEWAY HILLS HEALTH CLUB

## Availabilities:

### 100 Innovative Way:

3rd Floor:

Suite 3330	11,255 SF* (3/1/2025)
Suite 3340	5,577 SF*

*\*Contiguous up to 16,832 SF*

4th Floor:

Suite 3410	23,039 SF*
Suite 3420	2,923 SF*
Suite 3425-A	2,896 SF*
Suite 3425-B	2,743 SF*
Suite 3425-C	3,098 SF*
Suite 3435	2,493 SF*
Suite 3470	5,570 SF*
Suite 3480	9,560 SF*
Suite 3490	13,974 SF*

*\*Contiguous up to 66,296 SF*

### 200 Innovative Way:

3rd Floor:

Suite 1300	3,075 SF*
Suite 1320	14,229 SF*
Suite 1330	17,734 SF*
Suite 1350	8,435 SF*
Suite 1380	745 SF*

*\*Contiguous up to 44,218 SF*

### 300 Innovative Way:

1st Floor:

Suite 2120	20,977 SF**
Suite 2121	9,974 SF*
Suite 2122	14,441 SF*

*\*Contiguous up to 45,392 SF*  
*\*Light manufacturing/assembly*

2nd Floor:

Suite 2220	13,093 SF*
Suite 2221	12,413 SF*
Suite 2230	31,903 SF*
Suite 2240	4,400 SF*
Suite 2250	620 SF*
Suite 2260	130 SF*
Suite 2270	797 SF*

*\*Contiguous up to 63,356 SF*

3rd Floor:

Suite 2390	8,822 SF
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NTP CAFETERIA



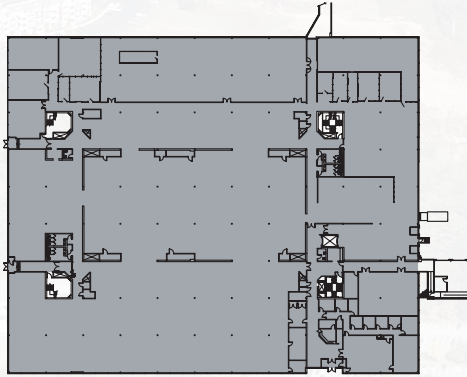
NTP CONFERENCE CENTER



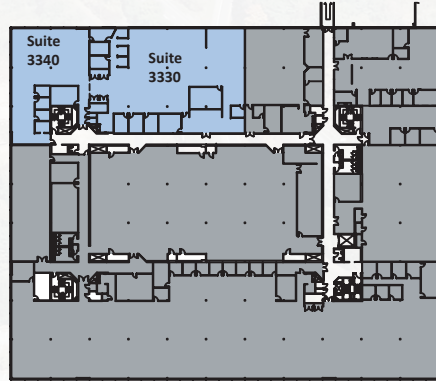
# Floor Plans:

AVAILABLE  
LEASED

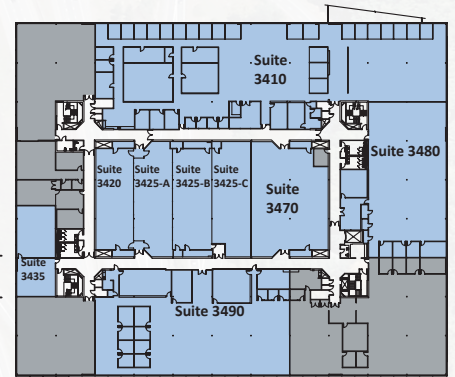
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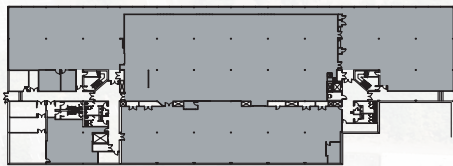
## 3RD FLOOR



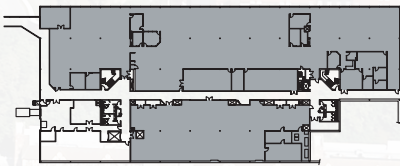
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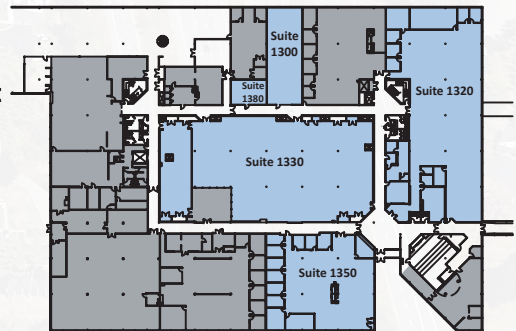
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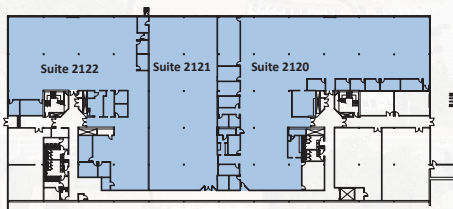
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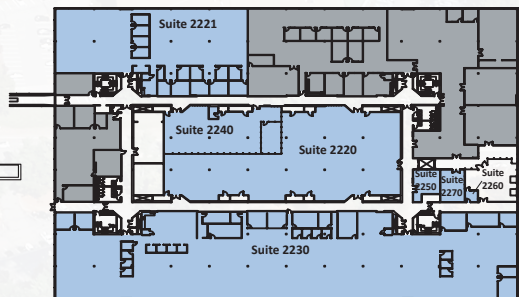
## 3RD FLOOR



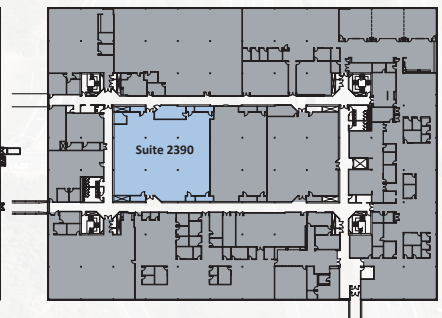
## 300 INNOVATIVE WAY 1ST FLOOR



## 2ND FLOOR



## 3RD FLOOR







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



NORTHBRIDGE SURGICAL SUITES

Tara Boulevard



Innovative Way



EXIT 1

Spit Brook Road

TARA COMMONS

NH/MA State Line

**JOHN FLATLEY**  
Company

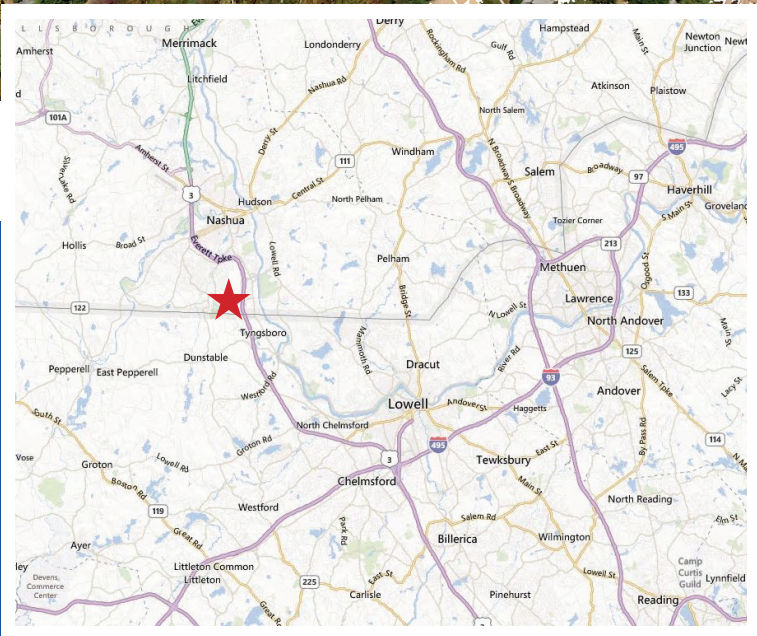
For more information,  
or to schedule a tour, please contact:

**Tom Maregni**

Direct 781.917.5306

Office 781.380.7731

[thomas.maregni@johnflatleyco.com](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)