

## For Lease: Nashua Office Park 1,106 - 28,097 SF

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 park setting. Amenities include on-site full service Homewood Suites by Hilton Extended Stay Hotel, Gateway Hills Health Club, Little Sprouts Early Education & Child Care, full service cafeteria, on-site Management/Maintenance staff, miles of paved walking/biking trails, conference facilities, outdoor amphitheater, exclusive community events and networking opportunities as well as a myriad of retail services and restaurants nearby. Located at the entrance to Gateway Hills on Spit Brook Road, this park is less than a mile away from the retail centers on Daniel Webster Highway.

## 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
- Over 350,000 SF of first-class office space in 3 buildings
- Home to leading companies including BAE, Silicon Labs, SolidXperts, Arista Networks, Microdesk, Regus, Pitera Software, RegDOX and more
- Little Sprouts Early Education & Child Care
- Scenic pond, miles of walking/biking trails
- Full service cafeteria
- Homewood Suites by Hilton Extended Stay Hotel
- Gateway Hills Health Club
- Outdoor Amphitheater
- Covered parking
- On-site maintenance team
- Owned and managed by John Flatley Company



MILES OF PAVED WALKING/BIKING TRAILS

## Availabilities:

<b>98 Spit Brook Road:</b>	
Lower Level, Suite 001:	1,788 SF
Lower Level, Suite 004:	1,559 SF
1st Floor, Suite 1101:	2,220 SF
2nd Floor, Suite 2203:	13,890 SF
3rd Floor, Suite 3301:	4,605 SF
4th Floor, Suite 4403:	11,699 SF
4th Floor, Suite 4405:	2,063 SF

<b>1 Tara Blvd:</b>	
Lower Level, Suite 003:	1,106 SF
1st Floor, Suite 104:	4,533 SF
3rd Floor, Suite 300:	2,507 SF
3rd Floor, Suite 301:	3,180 SF
4th Floor, Suite 402:	4,787 SF

<b>10 Tara Blvd:</b>	
Suite 200:	10,022 SF
Suite 210:	16,752 SF
Full 2nd Floor:	28,097 SF

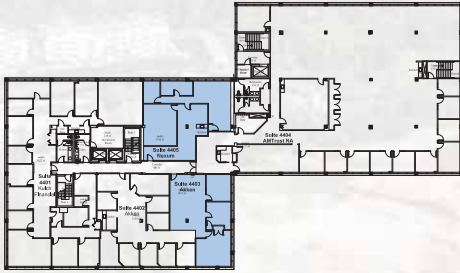


LITTLE SPROUTS CHILD CARE & EARLY EDUCATION CENTER



OUTDOOR AMPHITHEATER

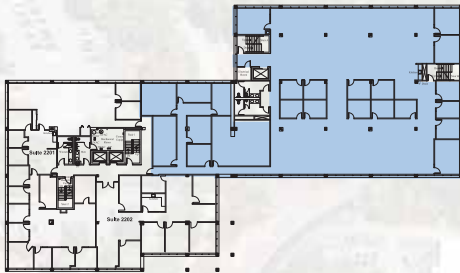
## 98 Spit Brook Road



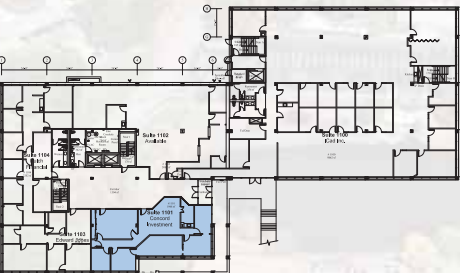
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

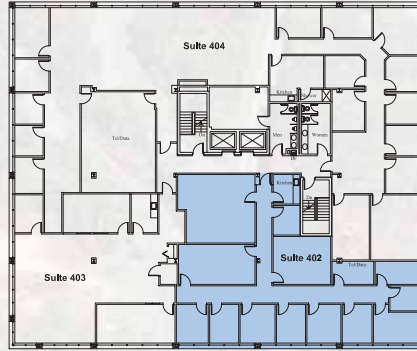


FIRST FLOOR

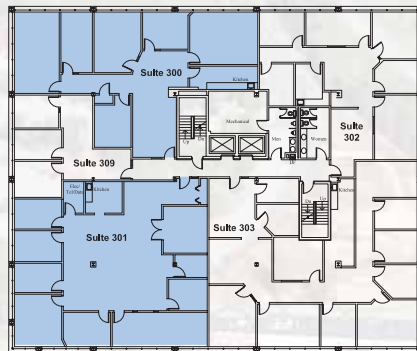


LOWER LEVEL

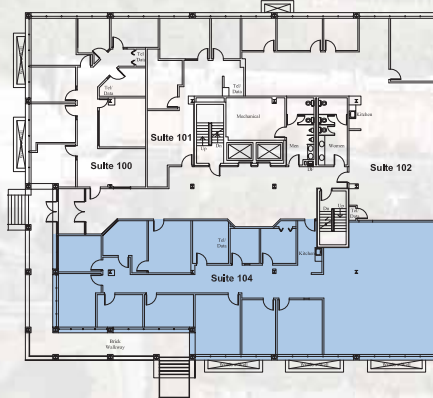
## 1 Tara Boulevard



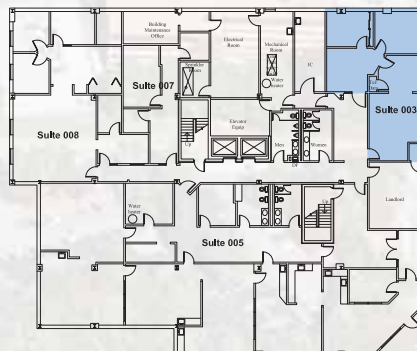
FOURTH FLOOR



THIRD FLOOR

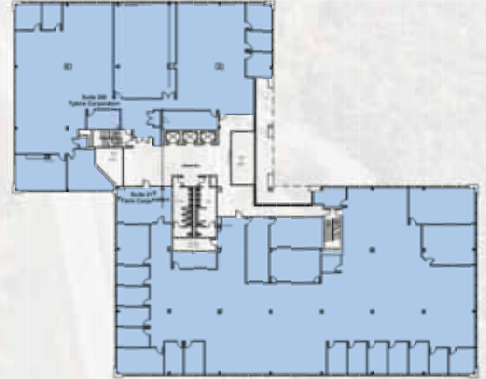


FIRST FLOOR



LOWER LEVEL

## 10 Tara Boulevard



SECOND FLOOR

 AVAILABLE



**FUTURE DEVELOPMENT SITES**

Digital Drive

R&D DEVELOPMENT  
240,000 SF

OFFICE DEVELOPMENT  
240,000 SF



ATHLETIC FIELD



NASHUA TECHNOLOGY PARK

Research Drive

AMPHITHEATER

Innovative Way

RESTAURANT SITE



Innovative Way

Tara Boulevard

Nashua OFFICE PARK

EXIT 1

TARA COMMONS

Spit Brook Road

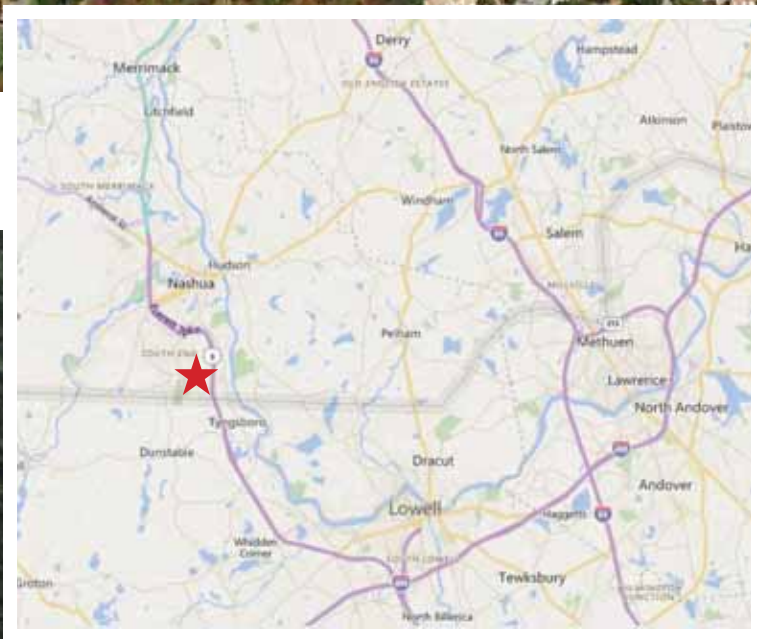
NH/MA State Line

F.E. EVERETT TURNPIKE

**JOHN FLATLEY**  
Company

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

Michael Zieja  
Senior Leasing Representative  
603.598.7500  
michael.zieja@johnflatleyco.com



Headquarters | 50 Braintree Hill Office Park, Suite 200 Braintree, MA 02184 | 781.380.7731  
Regional Office | One Tara Boulevard, Suite 302 Nashua, NH 03062 | 603.888.1300  
Leasing & Marketing | 200 Innovative Way, Suite 1360 Nashua, NH 03062 | 603.598.7500