

For Lease: Nashua Technology Park 1,500 - 23,934 SF

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 Dell, Skillsoft, Amphenol, Benchmark Electronics, Plexxi, IPG Photonics, Prestek, Parallel Wireless 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.

Building Size:

100 Innovative Way:	296,220 SF
200 Innovative Way:	203,692 SF
300 Innovative Way:	251,204 SF

Features:

- Pro-business state (no income or sales tax)
- 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
- Plans for additional R&D space
- Home to leading technology companies including Dell, Skillsoft, Amphenol TCS, Benchmark Electronics, Plexxi, IPG Photonics, Presstek, Parallel Wireless and more
- NTP Conference Center (250-person capacity)
- Auditorium (80-person capacity)
- Shared collaboration rooms
- Outdoor Amphitheater
- Flatley Innovation Center
- 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 & basketball court
- Putting green
- Gateway Hills Snow Park
- Electric car charging station
- Community Garden Center
- Miles of paved walking/biking trails
- On-site maintenance team
- Owned and managed by John Flatley Co.



GATEWAY HILLS HEALTH CLUB

Availabilities:

100 Innovative Way:

Suite 3321	7,772 SF
Suite 3430	6,714 SF (contiguous up to 23,934 SF)
Suite 3440	1,484 SF (contiguous up to 23,934 SF)
Suite 3445	1,762 SF (contiguous up to 23,934 SF)
Suite 3460	2,943 - 8,737 SF (computer lab space)
Suite 3490	13,974 SF (contiguous up to 23,934 SF)

200 Innovative Way:

Suite 1350	8,435 SF (Plug & Play – Move in ready)
Suite 1370	6,166 SF

300 Innovative Way:

Suite 2121	9,582 SF (contiguous up to 23,452 SF)
Suite 2122	13,870 SF (contiguous up to 23,452 SF)



NTP CONFERENCE CENTER



NTP AUDITORIUM

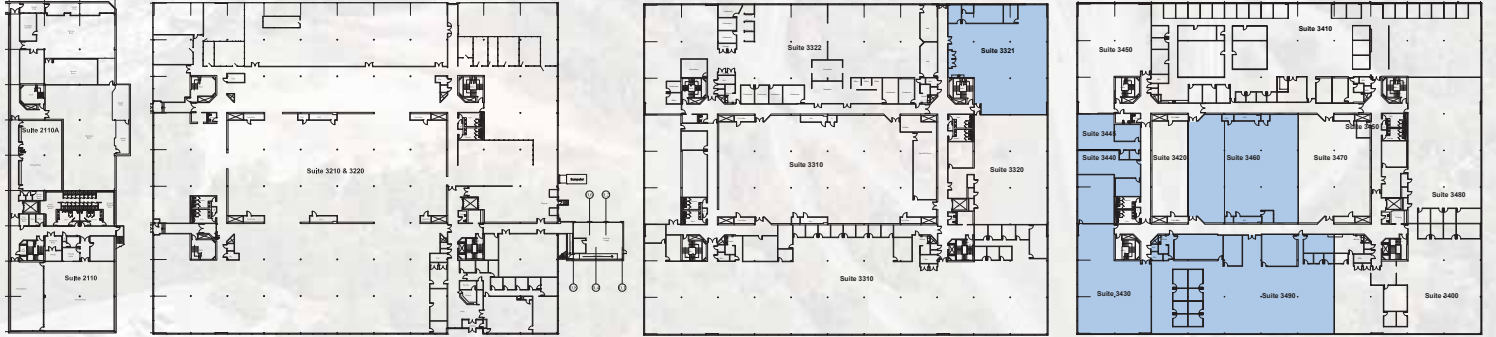


NTP GAME ROOM

Floor Plans:

 AVAILABLE

100 INNOVATIVE WAY



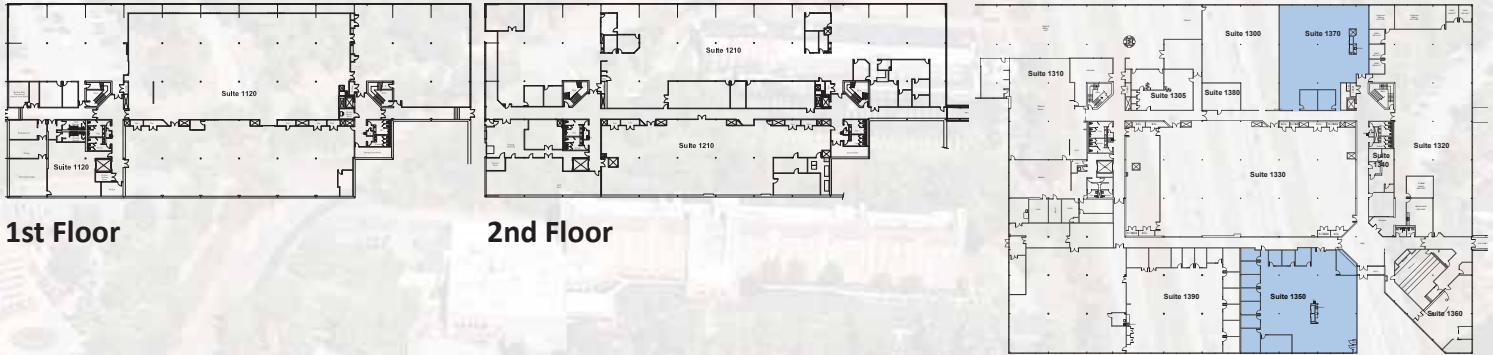
1st Floor
Gateway Hills
Health Club

2nd Floor

3rd Floor

4th Floor

200 INNOVATIVE WAY

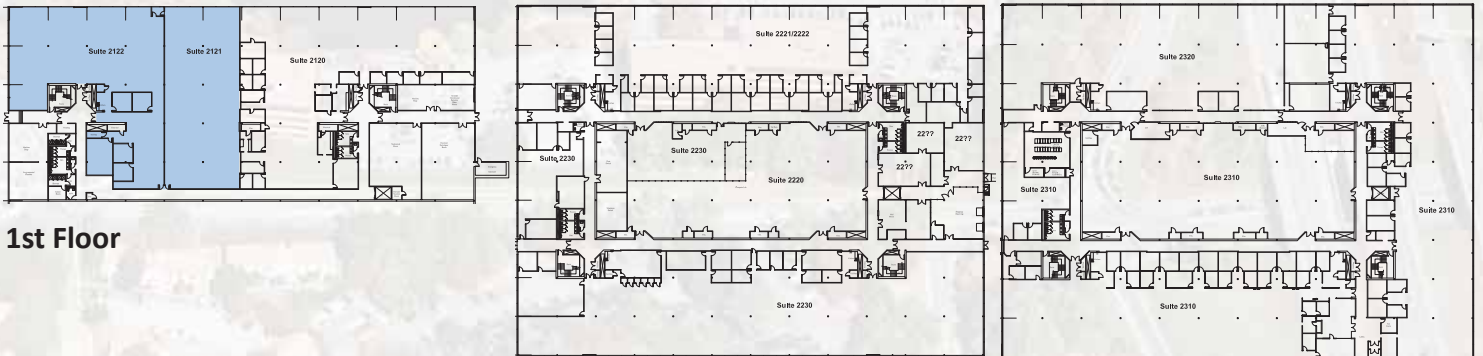


1st Floor

2nd Floor

3rd Floor

300 INNOVATIVE WAY



1st Floor

2nd Floor

3rd Floor



FUTURE DEVELOPMENT SITES



JOHN FLATLEY
Company

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

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