



For Lease

Class A Office Space

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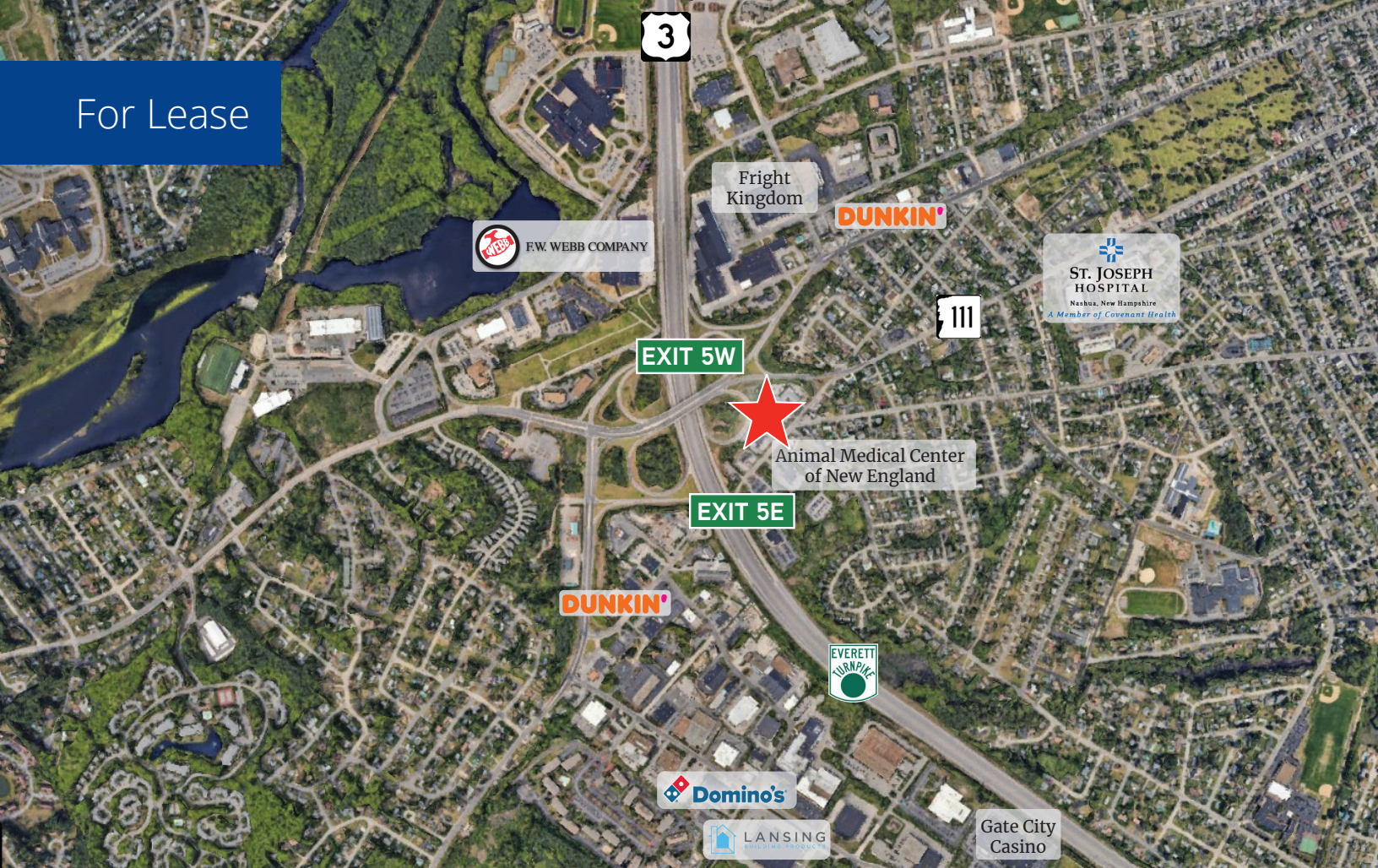
157 Main Dunstable Road Nashua, NH

Property Highlights

- Beautifully renovated 1st floor office space available for lease in a Class A office building in Nashua, NH
- Unit A is 3,000± SF and features high end finishes, an impressive entrance, floor to ceiling windows with an abundance of natural light, oversized private offices, conference room, 2 in-unit restrooms, and a spacious break room with kitchenette
- Ample on-site parking
- Join tenants such as HarborOne Mortgage, Orthopedic Physical Therapy, Slay Salon, and Dental Smiles of Nashua
- Conveniently located directly off Exit 5E, Everett Turnpike and less than 5 miles to the Massachusetts border

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Specifications

Address:	157 Main Dunstable Road
Location:	Nashua, NH 03060
Building Type:	Office
Year Built/Renovated:	1976/2022
Total Building SF:	12,000±
Available SF:	Unit A: 3,000±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Highway Business
Parking:	Ample on-site
2023 NNN Expenses:	\$6.50 PSF • CAM: \$4.48 • Taxes: \$2.02
Accessibility:	Located right off Exit 5E Everett Turnpike & less than 5 miles to the MA border
Lease Rate:	\$12.50 NNN



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Unit A Floor Plan

