

FOR LEASE

CLASS A OFFICE SPACE

±500–30,000 SF

71 SPIT BROOK ROAD

Nashua, NH



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CB Richard Ellis – N.E. Partners, LP, a CBRE Joint Venture

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PROPERTY OVERVIEW

CBRE/New England is pleased to present the availability of 71 Spit Brook Road in Nashua, NH. This four-story office building has ± 500 -30,000 SF available for lease. The available spaces feature both private offices and open work area. The building is within walking distance to numerous amenities such as hotels, retail, restaurants, daycare and fitness.

71 Spit Brook Road is strategically located directly off Exit 1 of the F.E. Everett Turnpike, less than a mile from the Massachusetts border and only a 20-minute drive from the Manchester-Boston Regional Airport. Area corporate businesses include Silicon Labs, OpenText, Dell, Skillsoft and Amphenol to name a few.



PROPERTY HIGHLIGHTS

+ BUILDING SIZE	$\pm 32,868$ SF	+ LOCATION	Exit 1 of F.E. Everett Turnpike
+ AVAILABLE SF	± 500 -30,000 SF	+ LEASE RATE	\$12.50/SF NNN
+ PARKING	Ample		

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ABOUT NASHUA

Twice ranked #1 by Money Magazine as “Best Place to Live in America,” Nashua is the second largest city in the state of New Hampshire. Strategically situated on the Massachusetts border and only minutes to Manchester-Boston Regional Airport, Nashua reflects a substantial business presence with big corporations as well as small companies.

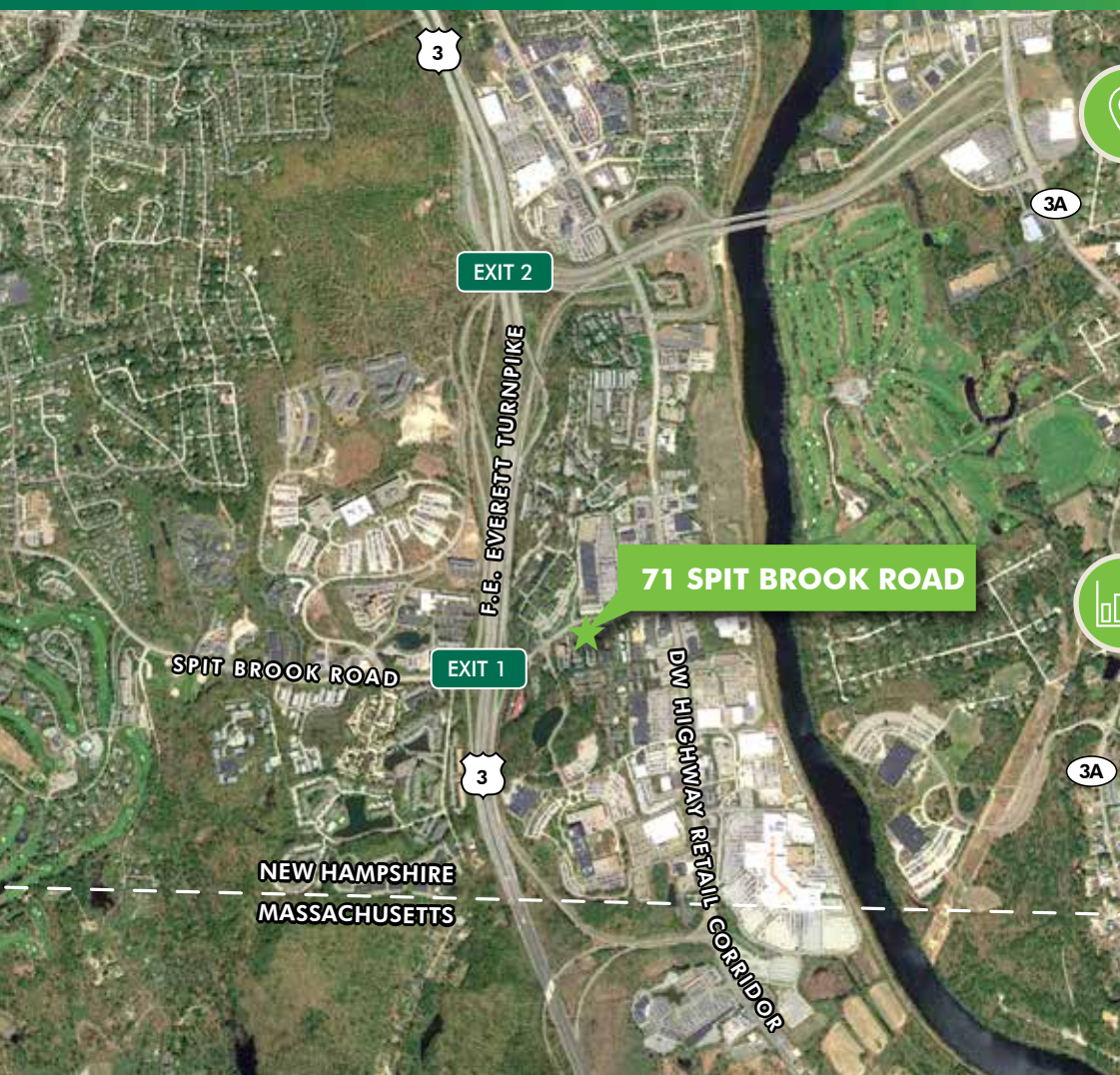
With its easy commute to places like Boston, its tax-free environment, small-city living and affordable housing, Nashua is appealing to many individuals. The city features key corridors that have developed more into lifestyle live-work-play communities. The principle idea is based on creating a lifestyle that combines corporate offices, commercial space, residential living, retail and dining to generate a new culture within the community.

All of this activity is not by coincidence, but is the culmination of a cooperative effort between an extensive group of private and public entities. This joint effort fosters commitment to improving the city and ensures continuity throughout the planning process. The City of Nashua works hard to attract businesses by planting the seed of new economics. Companies looking to relocate over the Massachusetts border explore the possibility to expand and/or relocate in order to better position themselves with their clients, as well as employees and to take advantage of future opportunities.



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MILES TO

MA Border	0.5
Merrimack, NH	8
Manchester, NH	17
Burlington, MA	18
Concord, NH	34
Boston, MA	38



DEMOGRAPHICS 2017

1 Mile	3 Miles	5 Miles
Population		
8,309	40,223	111,396
Average Households		
4,127	15,453	43,319
Average Household Income		
\$87,526	\$107,786	\$97,456



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