



For Lease

# Downtown Office Space

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## 143-157 Main Street Nashua, NH

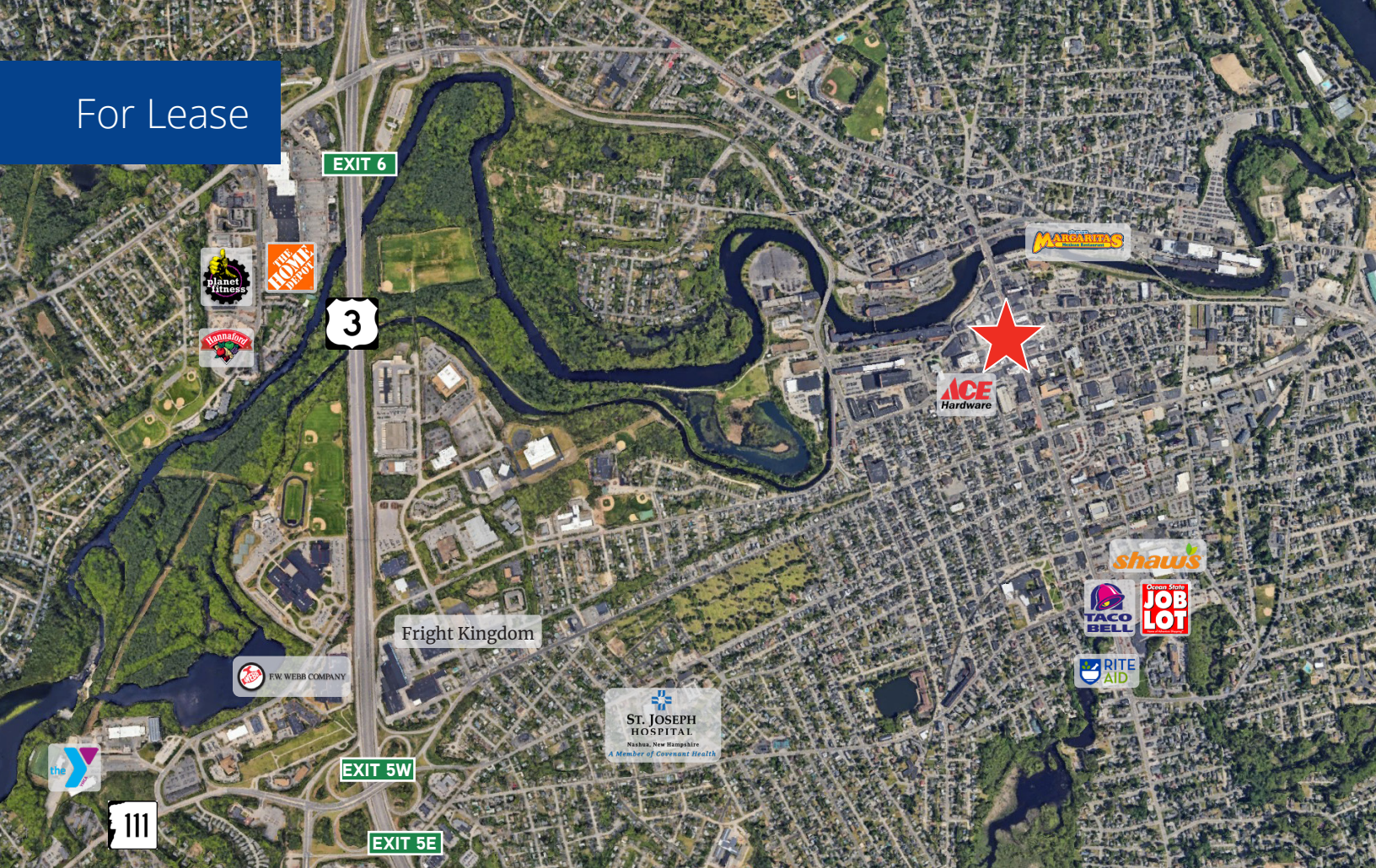
### Property Highlights

- Up to 13,500± SF of office space available for lease in the heart of downtown Nashua, NH
- 5,500± SF on the first floor consists of open area, 8 private offices, 2 conference rooms, a kitchenette, and a restroom
- 8,000± SF on the second floor consists of open area and private offices; flexible floor plan can be divisible to fit tenants needs
- Conveniently located near major highways including Route 3, 111, and 101A, and just 5 miles from the MA border facilitating easy access for commuters

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## Specifications

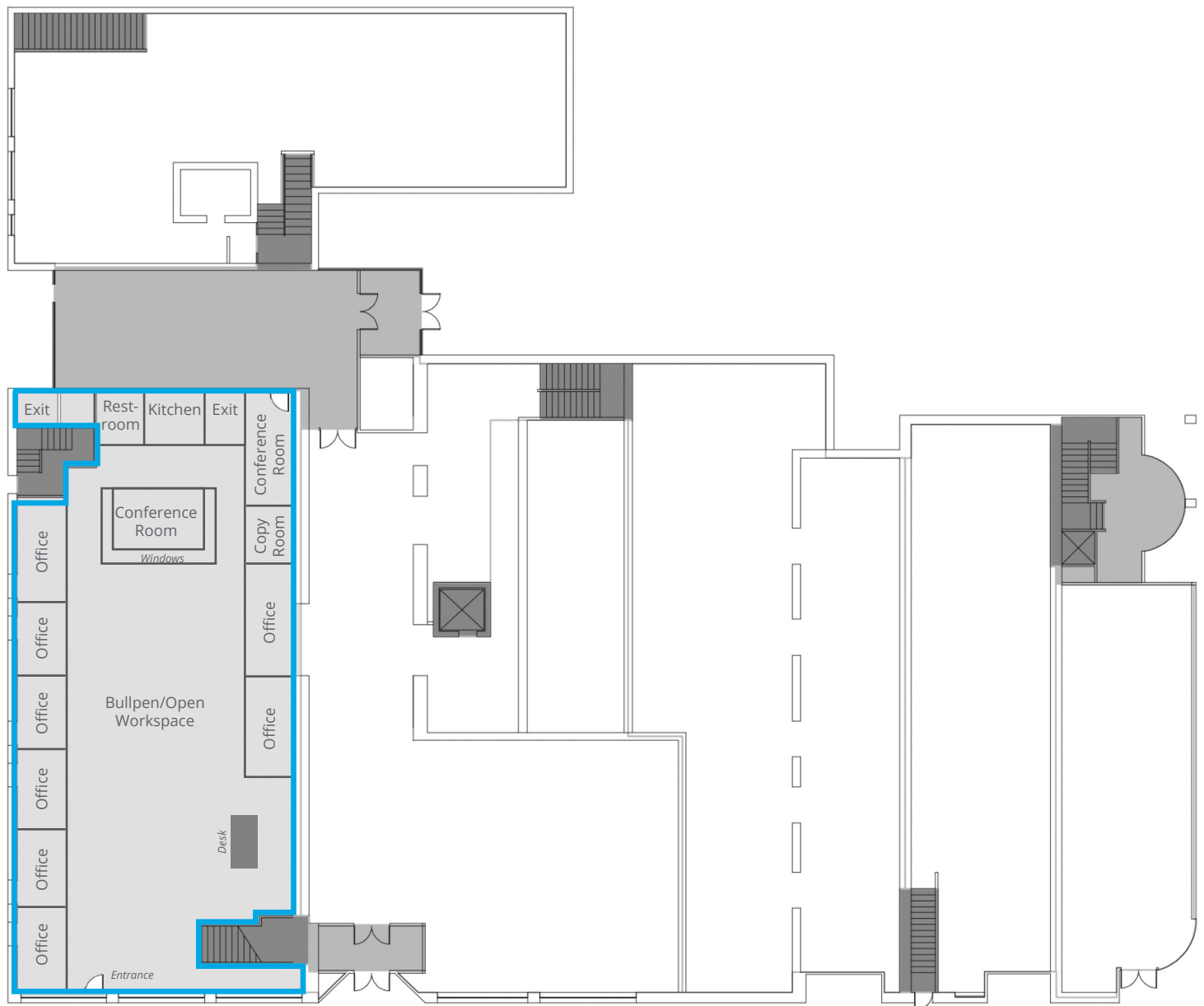
|                    |  |
|--------------------|--|
| Address:           | 143-157 Main Street                                    |
| Location:          | Nashua, NH 03060                                       |
| Building Type:     | Office   |
| Year Built:        | 1900   |
| Total Building SF: | 41,835±  |
| Available SF:      | 1st Floor: 5,500±<br>2nd Floor: 8,000±                 |
| Floors:            | 3  |
| Utilities:         | Municipal water & sewer<br>Natural gas                 |
| Zoning:            | D1/MU  |
| Parking:           | 1/500± SF  |
| 2024 NNN Expenses: | \$7.00 PSF<br>• CAM: \$5.09 PSF<br>• Taxes: \$1.91 PSF |
| Elevator:          | Yes  |
| Lease Rate:        | \$12.00 to \$14.00 NNN                                 |



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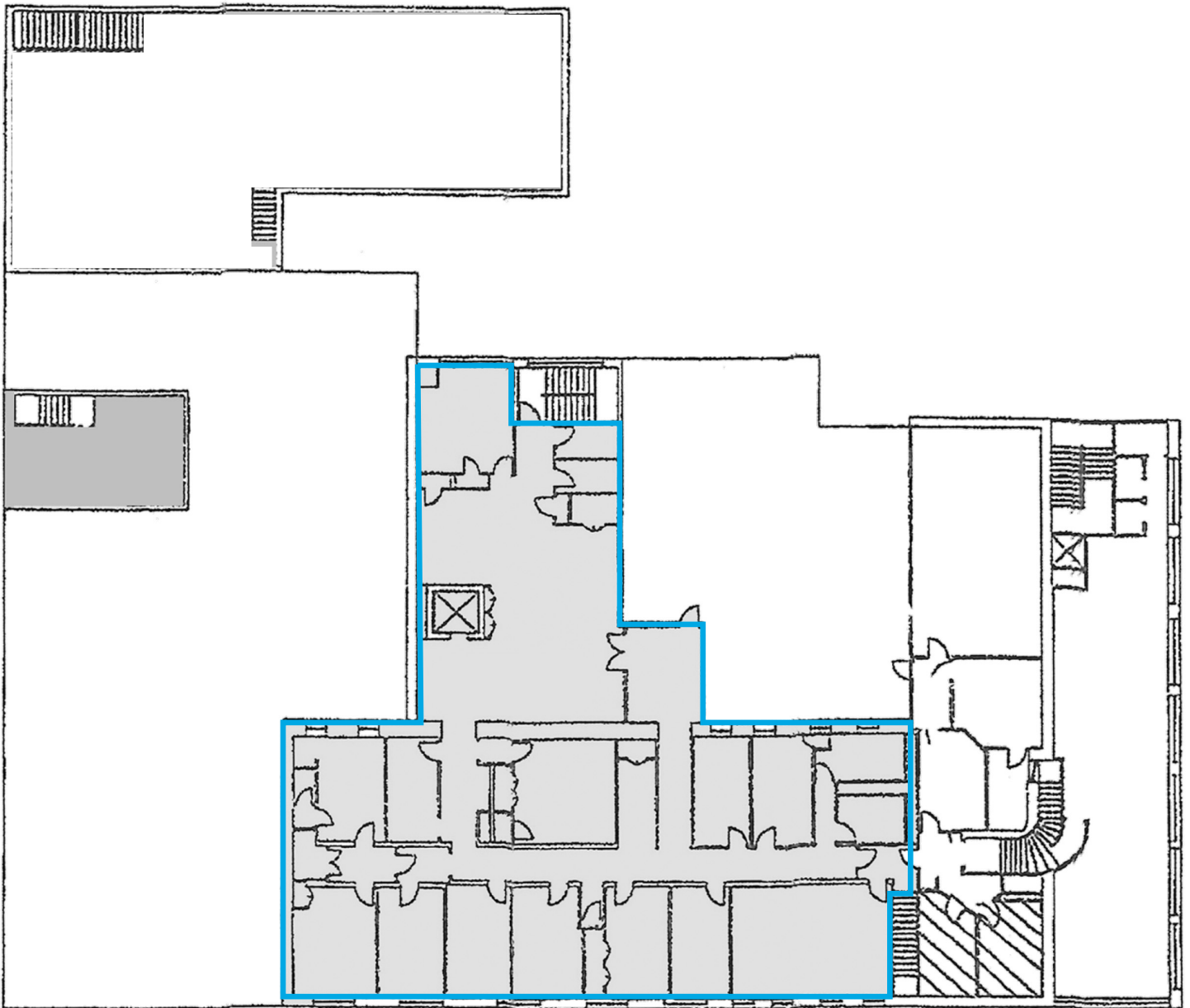



# 1st Floor Plan



 Available  
Space: 5,500± SF

# 2nd Floor Plan



 Available  
Space: 8,000± SF