

OFFICE FOR LEASE

76 NORTHEASTERN BLVD, NASHUA, N.H., UNITS 37B & 38B
NORTHBRIDGE BUSINESS CENTER

1,200—2,400 Sq. Ft. AVAILABLE



76 NORTHEASTERN BLVD, UNITS 37B & 38B

NOW AVAILABLE FOR LEASE, UNITS 37B & 38B OFFER A CONTIGUOUS 2,400 ± SQ. FT. SINGLE-STORY OFFICE UNIT WITHIN THE PROFESSIONALLY MANAGED AND MAINTAINED BUSINESS COMPLEX KNOWN AS NORTHBRIDGE BUSINESS CENTER. THIS DOUBLE UNIT IS EASILY DIVISIBLE INTO TWO 1,200 ± SQ. FT. UNITS, EACH WITH SEPARATE ENTRY.

EXCELLENT SOUTHERN NEW HAMPSHIRE LOCATION
CONVENIENTLY SITUATED BETWEEN EXITS 4 & 5,
ROUTE 3/EVERETT TURNPIKE.

HIGHLIGHTS

- ◆ SINGLE-STORY PROFESSIONAL OFFICE
- ◆ PRIVATE, NO-STEP ENTRANCE
- ◆ PRIVATE RESTROOM IN EACH 1,200 SQ. FT. UNIT
- ◆ RECENTLY UPDATED WITH NEW FLOORING
- ◆ HEAT, ELECTRIC & CONDO FEE INCLUDED IN RENTAL RATE
- ◆ EXCELLENT COMMUTER LOCATION

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COMMERCIAL PROPERTIES, INC.

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603-882-6000



The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intending use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.

FOR LEASE

76 NORTHEASTERN BLVD, UNITS 37B & 38B
NORTHBRIDGE BUSINESS CENTER
NASHUA, NEW HAMPSHIRE

AVAILABLE SPACE:

2,400 ± SQ. FT. DOUBLE UNIT
(DIVISIBLE TO 1,200 ± SQ. FT.)

LEASE RATE:

\$15.50 PSF FULL GROSS
(HEAT/ELEC./CONDO FEE INCLUDED)



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NORTHBRIDGE BUSINESS CENTER

1,200—2,400 Sq. Ft. AVAILABLE

- PROPERTY:** 76 NORTHEASTERN BLVD, UNITS 37B & 38B, NASHUA, NH
- COMPLEX:** NORTHBRIDGE BUSINESS CENTER
- TYPE:** OFFICE CONDO
- AVAILABLE UNIT(S):** UNIT 37B & UNIT 38B
- AVAILABLE SQ. FT.:** 2,400 ± SF (DIVISIBLE TO TWO, 1,200 ± SF PRIVATE UNITS)
- FLOOR:** LOWER LEVEL (NO STEP ENTRY)
- LAYOUT:** SINGLE-STORY, PRIVATE ENTRANCE PER 1,200 SF UNIT.
EACH 1,200 ± SF UNIT OFFERS 2-3 ENCLOSED OFFICES, LARGE ENCLOSED
CONFERENCE ROOM AND PRIVATE RESTROOM. RECENTLY UPDATED
WITH NEW FLOORING.
- YEAR BUILT:** 1984
- LAND AREA:** SHARED IN COMMON
- UTILITIES:** MUNICIPAL WATER & SEWER
GAS | FORCED HOT AIR | CENTRAL A/C
- ZONING:** PARK INDUSTRIAL (PI) PERMITTING A VARIETY OF USES INCLUDING
*PROFESSIONAL OFFICE, MEDICAL OFFICE OR LABORATORY,
RESEARCH & DEVELOPMENT, LIGHT MANUFACTURING AND MORE.*
PLEASE REFERENCE THE NASHUA ZONING ORDINANCE FOR A SPECIFIC USE.
- USE:** GENERAL BUSINESS | PROFESSIONAL OFFICE
- PARKING:** ON-SITE
- CONDO FEE:** INCLUDED IN RENTAL PRICE
- LEASE RATE:** \$15.50/ SF FULL GROSS
(RENTAL RATE INCLUDES HEAT, ELEC. & CONDO FEE)

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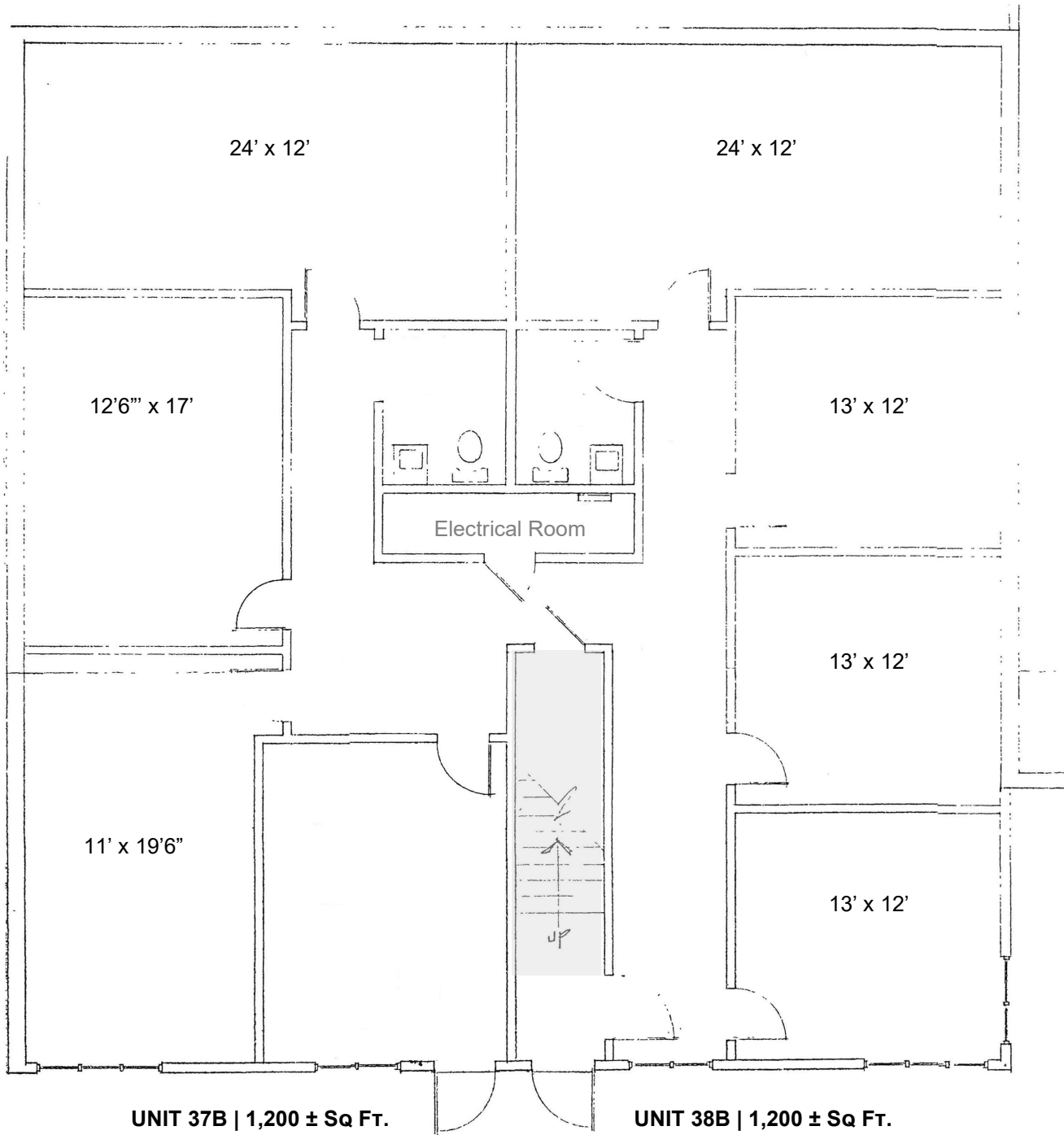
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FOOTPRINT

76 NORTHEASTERN BLVD, NASHUA, N.H., UNITS 37B & 38B
NORTHBRIDGE BUSINESS CENTER



Foot Print Only | Not to Scale
Measurements are approximate
Layout may differ slightly than shown

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IMAGES

76 NORTHEASTERN BLVD, NASHUA, N.H., UNITS 37B & 38B
NORTHBRIDGE BUSINESS CENTER



UNITS 37B (1,200 ± SF) & Unit 38B (1,200 ± SF)

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AERIAL

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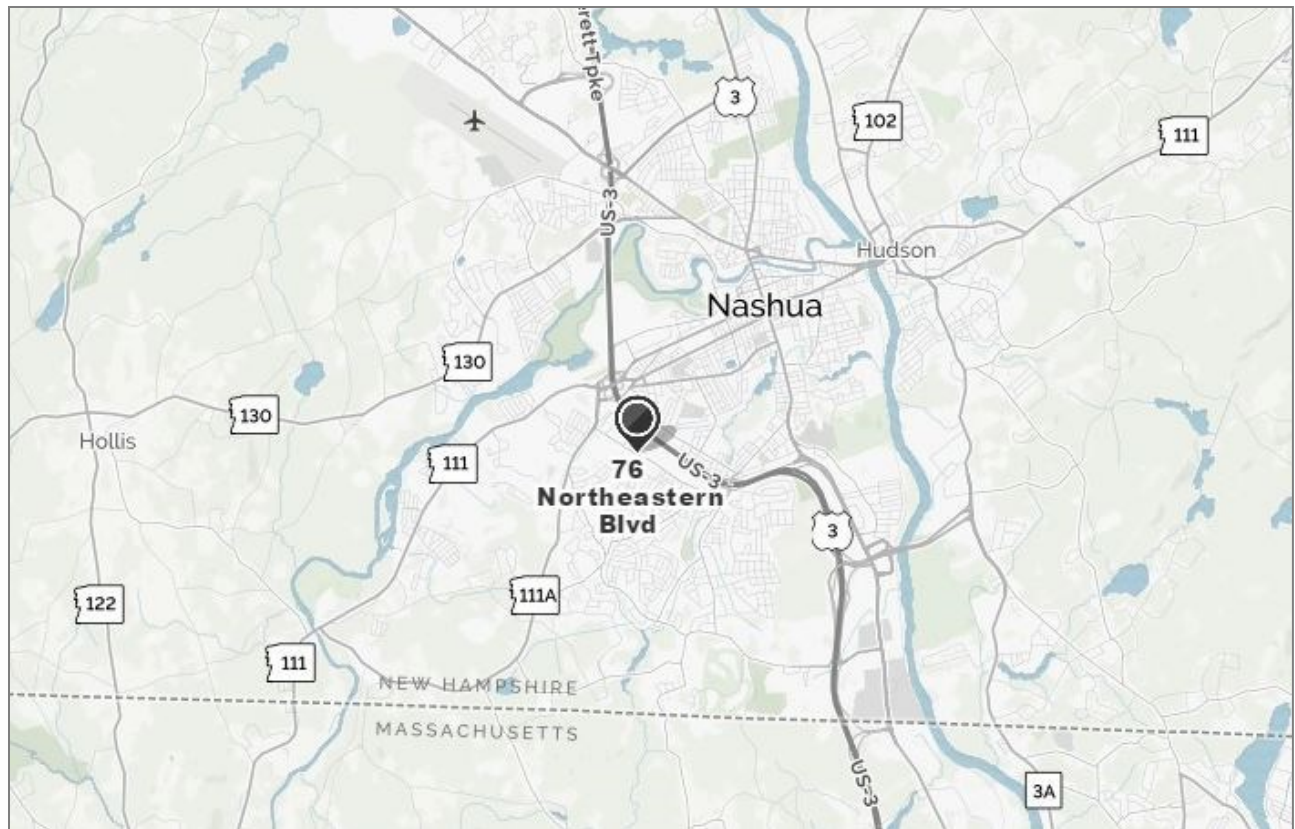
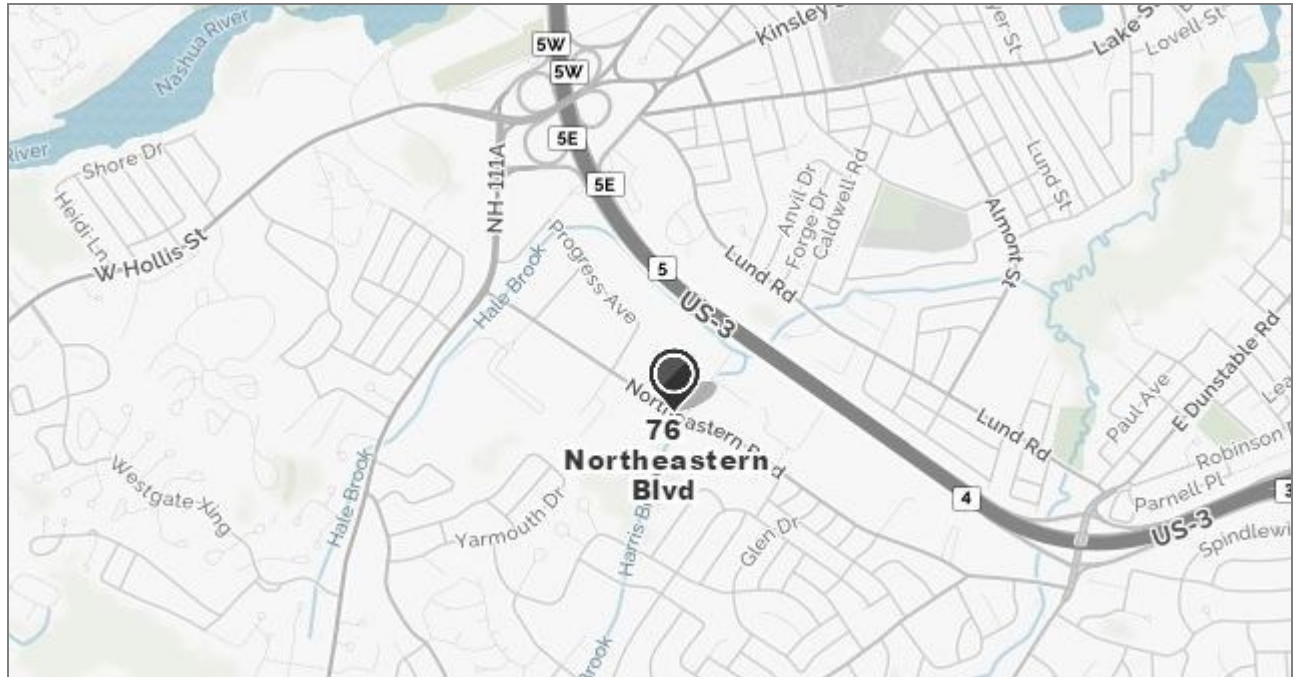
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