

PROFESSIONAL OFFICE SUITE FOR LEASE

ONE TRAFALGAR SQUARE
NASHUA, NEW HAMPSHIRE



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AVAILABLE SUITE:

SUITE 205: 1,610 ± SF

ONE TRAFALGAR SQUARE, NASHUA, N.H.

Exclusively offered for lease, an approximate, 1,610 square foot professional office suite at One Trafalgar Square; a high profile office building located in the coveted Trafalgar Square office park.

This location has excellent highway access situated just off the Exit 8 interchange, F.E. Everett Turnpike (Rt 3) and is in close proximity to area shops, business amenities, restaurants, health clubs, lodging and the Boston Express "Park & Ride" coach bus service.

Join existing tenants Citizens Bank, Nashua Cosmetic & Restorative Dentistry, James R. Metcalf, DMD, SNH Speech Therapy & Learning Center at this prime office location.



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OFFICE SUITE FOR LEASE

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PROPERTY	ONE TRAFALGAR SQUARE, NASHUA, NH
AVAILABLE SUITE	SUITE 205: 1,610 ± SF <i>LARGE OPEN SPACE WITH FIVE PRIVATE OFFICES. SPACE CAN BE CONFIGURED TO TENANT SPECIFICATIONS</i>
YEAR BUILT	1984
LAND AREA	2.6 ± ACRES
UTILITIES	MUNICIPAL WATER & SEWER GAS FORCED HOT AIR CENTRAL A/C
ZONING	PARK INDUSTRIAL (PI) <i>PERMITTING A VARIETY OF USES INCLUDING: PROFESSIONAL OFFICE, MEDICAL OFFICE OR LABORATORY, RESEARCH & DEVELOPMENT, LIGHT MANUFACTURING AND MORE.</i> PLEASE REFERENCE THE NASHUA ZONING ORDINANCE FOR A SPECIFIC USE.
AMENITIES	ELEVATOR SERVICE TO ALL FLOORS, PROFESSIONALLY MANAGED BUILDING & GROUNDS, DIRECTORY SIGNAGE AND AMPLE ON-SITE PARKING. EXCELLENT PROXIMITY TO AREA SHOPS, RESTAURANTS, LODGING AND THE BOSTON EXPRESS "PARK & RIDE" AT EXIT 8
USE	GENERAL BUSINESS PROFESSIONAL OFFICE
PARKING:	95 ± SPACES
PARKING	AMPLE, ON-SITE
LEASE RATES	\$10.00 PSF NNN
NNN EXPENSES	\$5.08 PSF (CAM: \$2.98 ± PSF TAXES: \$2.10 ± PSF)

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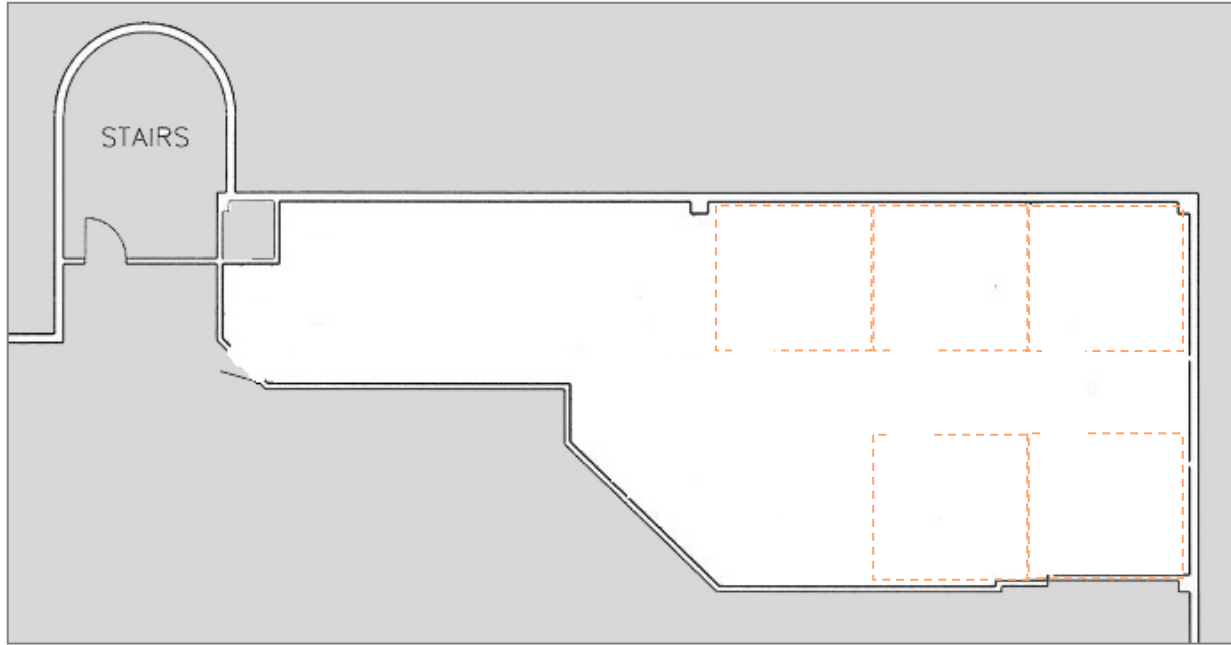


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FLOOR PLAN | SUITE 205

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SECOND FLOOR | SUITE 205 | 1,610 ± SF SUITE



NOT TO SCALE

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IMAGES

ONE TRAFALGAR SQUARE
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1 Trafalgar Square



1 Trafalgar Square



1 Trafalgar Square



Ample on-site parking—East lot



Directory Signage fronting Somerset Parkway



Ample on-site parking - West Lot

IMAGES

ONE TRAFALGAR SQUARE
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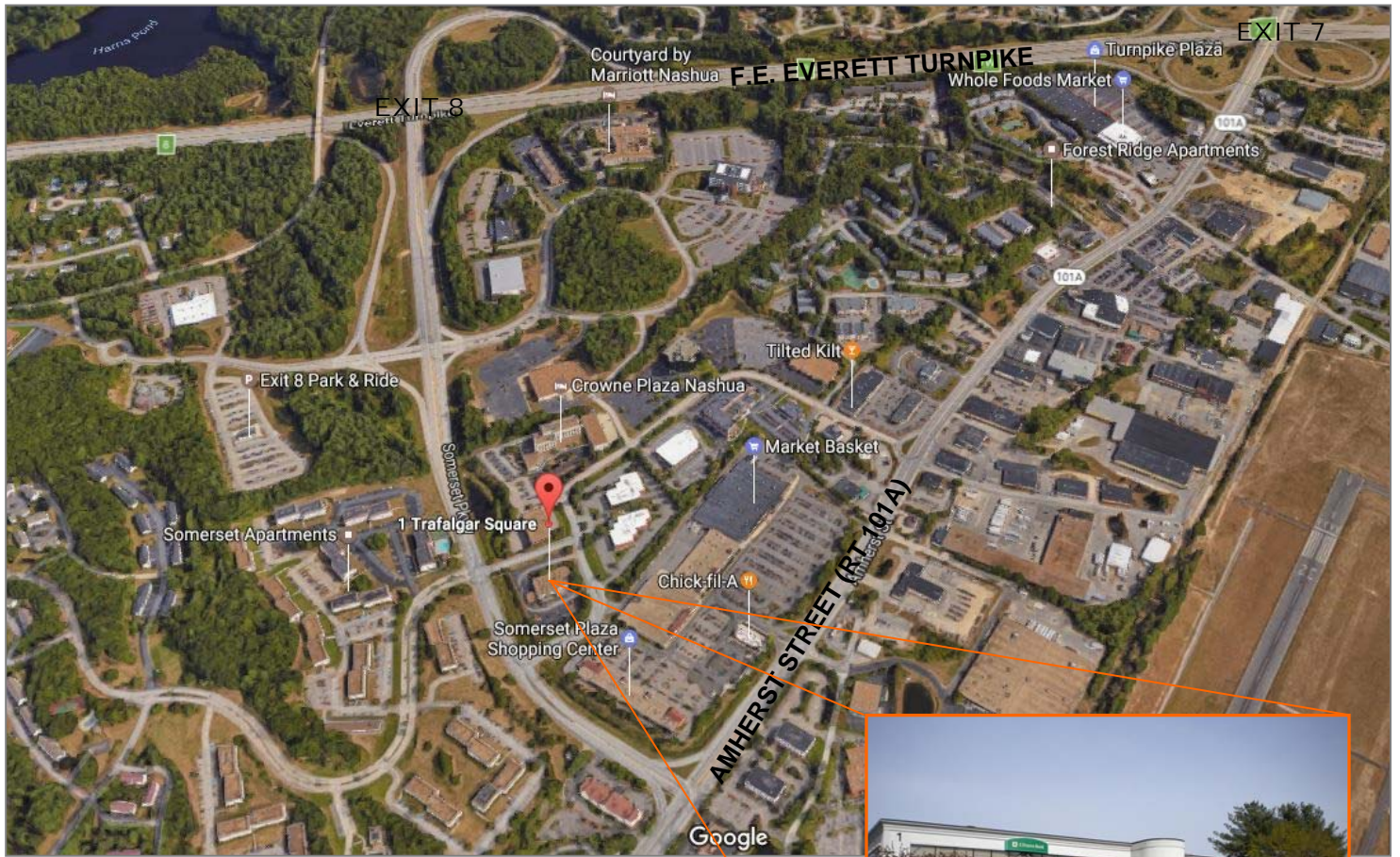
Suite 205 Entrance



Suite 205 located at end of hallway

AERIAL VIEW

ONE TRAFALGAR SQUARE
NASHUA, NEW HAMPSHIRE



Source: Google

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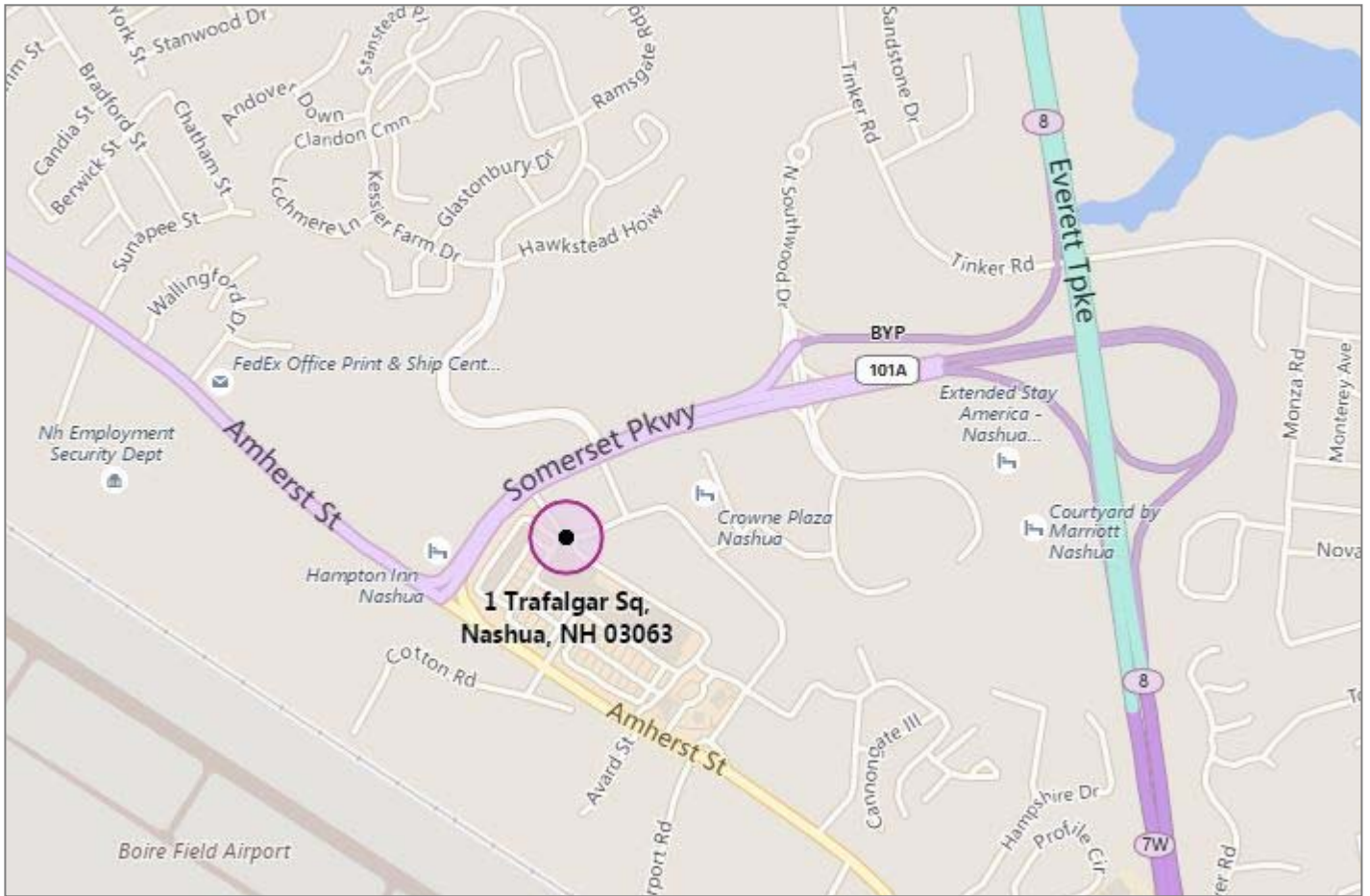
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MAP

ONE TRAFALGAR SQUARE
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Source: Bing

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