

# COMMERCIAL CONDO FOR LEASE

12 MURPHY DRIVE  
NASHUA, NEW HAMPSHIRE

2,808 ± SQ. FT. AVAILABLE



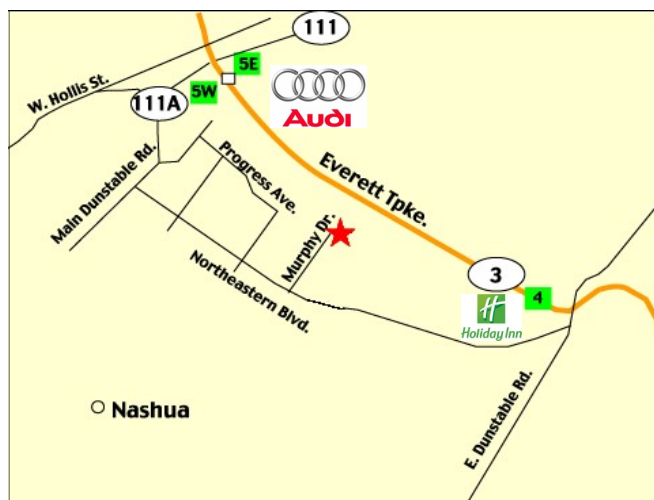
## COMMERCIAL CONDO FOR LEASE 12 Murphy Drive, Unit 2A Nashua, New Hampshire

**Total Available SF: 2,808 ± SF**

Unit 2A at 12 Murphy Drive is an end unit offering an efficient layout with a mix of open space and private office. The space features a separate main entrance, dedicated kitchenette/breakroom, private ADA accessible restrooms (including shower), vaulted ceilings and modern, oversized windows providing ample natural light.

This 2,808 ± SF space was originally designed by and for G.M. Roth Design - a respected, award winning, design and remodeling firm - with their image and craftsmanship in mind.

The unit was most recently occupied by Adult Day Care of Nashua.



12 Murphy Drive is conveniently located off Northeastern Boulevard with access to Everett Turnpike (Route 3) at Exits 4 or 5.

# VEAR

COMMERCIAL PROPERTIES, INC.

[www.vear.biz](http://www.vear.biz)

603-882-6000



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**12 MURPHY DRIVE, UNIT 2A  
NASHUA, NH 03062**

<b>PROPERTY:</b>	12 MURPHY DRIVE, UNIT 2, NASHUA, NH, 03062
<b>TOTAL UNIT SQ. FT.:</b>	6,770 ± SF
<b>YEAR CONSTRUCTED:</b>	2004
<b>USE:</b>	COMMERCIAL CONDOMINIUM
<b>TOTAL AVAIL SQ. FT:</b>	2,808 ± SF (UNIT 2A)
<b>AVAIL SPACE LAYOUT:</b>	ONE-STORY, COMMERCIAL CONDOMINIUM UNIT. END UNIT WITH MIX OF OPEN SPACE AND PRIVATE OFFICE. SEPARATE MAIN ENTRANCE, KITCHENETTE/ BREAKROOM, CONFERENCE ROOM, AMPLE STORAGE SPACE, PRIVATE ADA ACCESSIBLE RESTROOMS (INCLUDING SHOWER), VAULTED CEILINGS AND MODERN, OVERSIZED WINDOWS PROVIDING ABUNDANT NATURAL LIGHT.
<b>UTILITIES:</b>	MUNICIPAL WATER & MUNICIPAL SEWER
<b>HVAC:</b>	SPLIT FHA (GAS) SYSTEM; CENTRAL A/C
<b>PARKING:</b>	ON-SITE, SHARED IN COMMON
<b>ZONING:</b>	<p>PARK INDUSTRIAL (PI)</p> <p><i>THE PI ZONE PERMITS A VARIETY OF USES INCLUDING, BUT NOT LIMITED TO: CONTRACTOR OFFICES/SHOPS, ELECTRICAL ASSEMBLY OPERATIONS, LABORATORIES (DENTAL, MEDICAL, OPTICAL, PRODUCT TESTING, ETC.), RESEARCH &amp; DEVELOPMENT (R&amp;D), AND OFFICE (PERMITTED AS CONDITIONAL USE).</i></p> <p>AN EXCERPT OF THE CITY OF NASHUA PERMITTED USE TABLE IS AVAILABLE UPON REQUEST.</p> <p><u>NOTE:</u> USE VARIANCE GRANTED IN 2019 FOR ADULT DAY CARE USE</p>
<b>LEASE RATE:</b>	\$12.70 PSF NNN + UTILITIES
<b>NNN EXPENSES:</b>	\$3.82 PSF (TAXES: \$1.92 PSF + CONDO FEE: \$1.90 PSF)

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Unit 2A Tenant Entrance



Unit 2A



Open Office Area



Open Office area off Conference Room



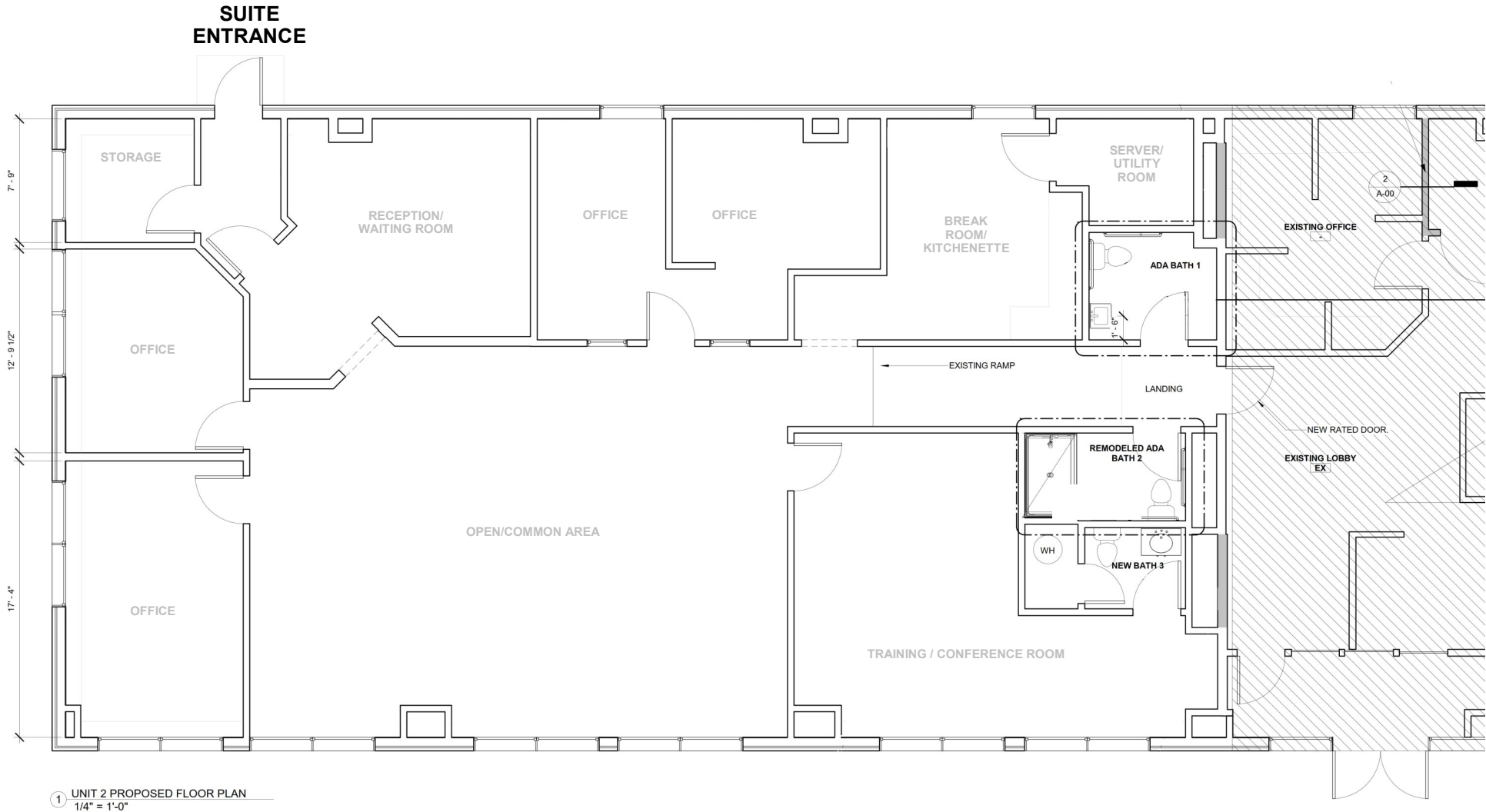
Private Office



Break Room/Kitchenette



12 MURPHY DRIVE, UNIT 2A, NASHUA, NH | FLOOR PLAN



NOT TO SCALE

NOT AVAILABLE