

Professional Office for Lease

12 Murphy Drive, Unit 2
Nashua, New Hampshire



Lobby/Reception

12 Murphy Drive, Unit 2, Nashua, NH
High profile, executive office space with custom built-ins and features throughout. This 3,080 ± 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.

Auxiliary warehouse space (1,200 ± SF) available at a reduced rate if desired.

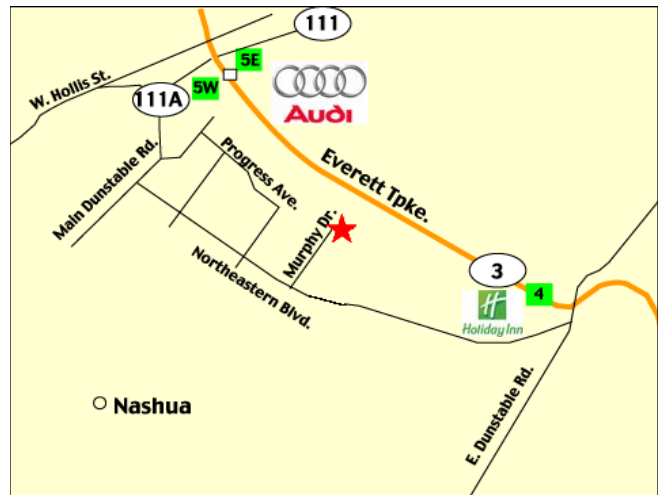
Exclusively Offered
FOR LEASE

3,080 ± Square Feet
Professional Office Space

Offered for lease at:
\$12.00 psf gross + utilities



Unit 2, 12 Murphy Drive



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

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Property Summary

Property:	12 Murphy Drive, Unit 2, Nashua, NH
Total Unit SF:	6,770 ± SF
Available SF (Office):	3,080 ± SF
Office Layout:	Impressive post & beam lobby/reception area with fireplace, accent lighting and hardwood floor finish; high grade office finish with elevated ceilings and custom features throughout; private offices with built-in office desks & cabinetry, enclosed break room with kitchen, private restroom, open office area and generously sized conference room.
Utilities:	Municipal Water & Sewer. Natural gas heat.
HVAC:	Office: Split FHA (Gas) System; Central A/C Warehouse: Overhead LP gas fired heating unit(s)
Construction Year:	2004
Parking:	Ample
Lease Rate ~ Office:	\$12.00 psf gross + utilities

Auxiliary Warehouse Space

Additional SF:	Additional, adjoining warehouse space (1,200 ± SF) available if desired at a reduced rate which includes a drive-in door and dock door. Please inquire for more details.
Shipping:	1 overhead drive-in bay 1 loading dock



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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.



Unit 2 Entrance



Lobby/Reception



Lobby/Reception



Office—Open Area



Built-in workstations



Conference Room



Kitchen/Break Room



Executive Office with built-in cabinetry

Floor Plan

