

159 Kinsley Street, Nashua, N.H.

Professional and/or Medical Office for Lease

600 ± SF | 1,000 ± SF | 2,000 ± Sq. Ft.



Office for Lease

159 Kinsley Street, Nashua, N.H.

Total Available

2,600 ± SF

Upper Level

1,000 ± SF

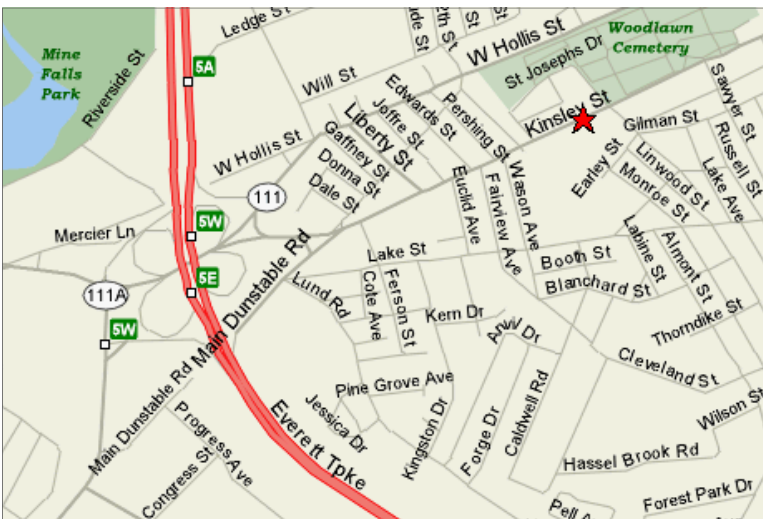
2,000 ± Sq Ft. (Full Floor)

Lower Level

600 ± Sq. Ft.

159 Kinsley Street is an established medical /professional office building with excellent exposure fronting directly on Kinsley Street and across from St. Joseph Hospital.

Tenants enjoy private entrances, ample on-site parking in a private on-site lot, directory signage on Kinsley Street and competitive, all inclusive lease prices - heat & electric included!



The building is conveniently located just off Exit 5 (Everett Turnpike/Rt 3) directly across from St. Joseph Hospital and less than a mile from Downtown Nashua, N.H.

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Office for Lease

159 Kinsley Street, Nashua, N.H.

Property	159 Kinsley Street, Nashua, N.H. 03060
Total Building Size	3,760 ± SF
Total Available Space	2,600 ± square feet <i>Upper Level Right: 1,000 ± Sq. Ft.</i> <i>Upper Level Left: 1,000 ± Sq. Ft.</i> <i>Full Upper Level: 2,000 ± Sq. Ft.</i> <i>Lower Level Right: 600 ± Sq. Ft.</i>
Utilities	Municipal Water & Sewer Heat: Forced H/W System (Oil furnace) A/C: Window & wall A/C units in avail. space
Access	Everett Turnpike, Exit 5E Property fronts directly on Kinsley Street
Parking	Ample; Front & Rear parking lots (Rear parking lot accessible via Belle Air Ave)
Zoning	B Urban Residence (R-B) Use variance granted in 1965 for Professional Medical Office use The R-B zone permits additional uses such as - <i>but not limited to</i> - art studios, schools or educational services and other uses. An excerpt of the Nashua Town Permitted Uses table can be made available for review upon request.
Lease Price	Upper Level Units \$650 / month full gross per 1,000 ± Sq. Ft. Unit <i>Utilities (Heat & Electric) Included</i> Lower Level Units \$600 / month full gross per 600 ± Sq. Ft. Unit <i>Utilities (Heat & Electric) Included</i>



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159 Kinsley Street, Nashua, NH

Building Images



Signage directly on Kinsley Street

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Images | Upper Left Unit



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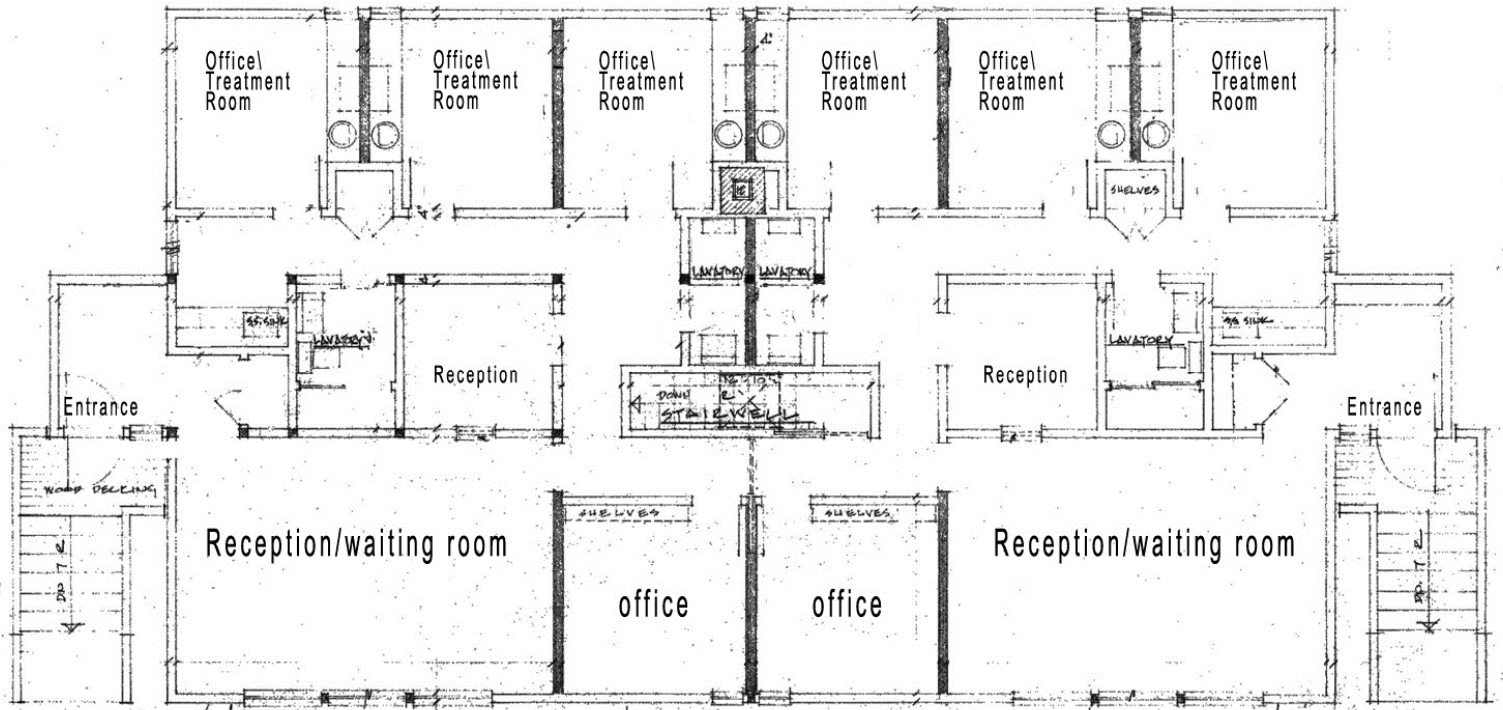
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159 Kinsley Street, Nashua, NH

Upper Level Floor Plan

UPPER LEVEL | 2,000 ± SF



For more information please contact:

Bradley Vear, CCIM, SIOR
603-882-6000 x 202

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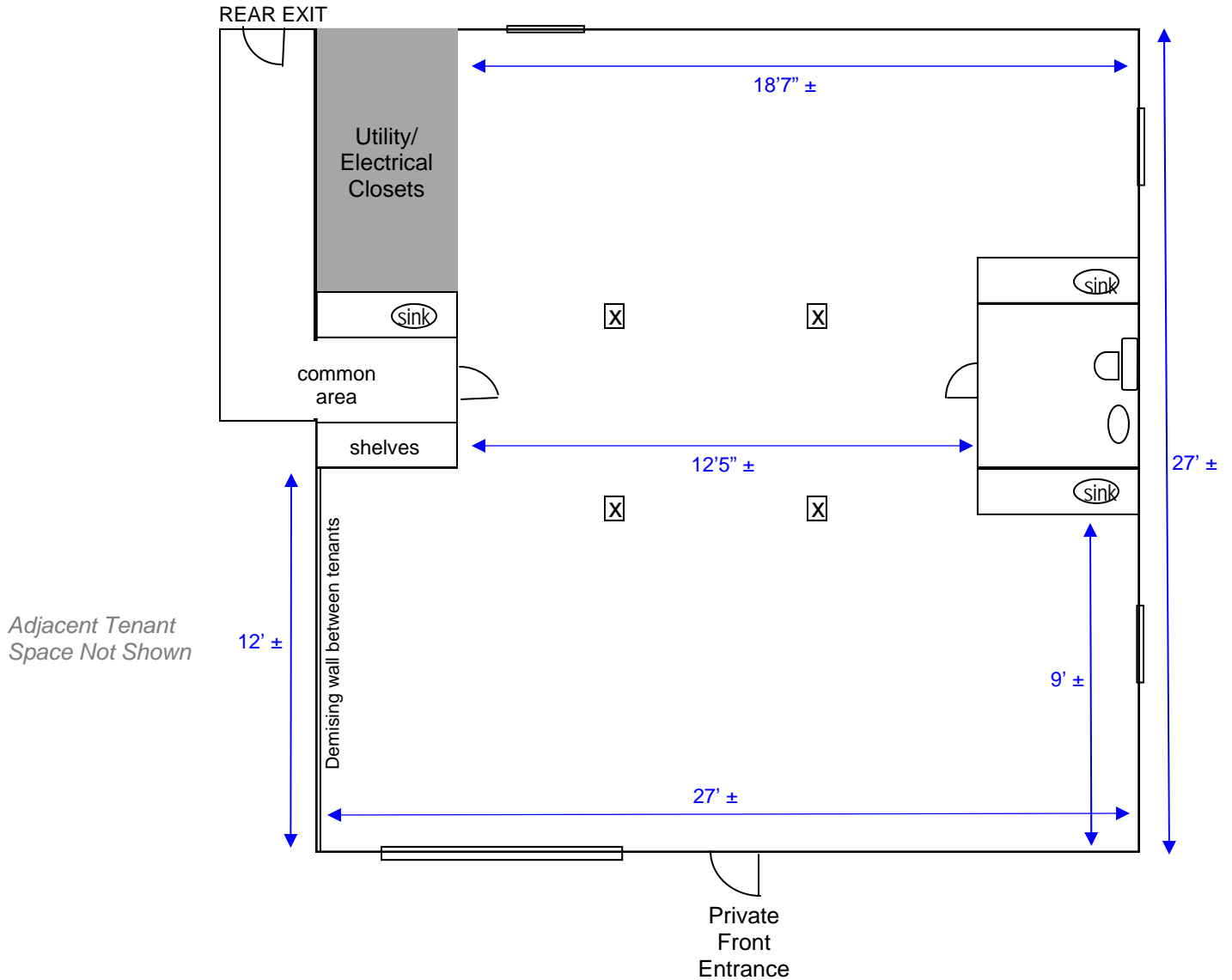
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159 Kinsley Street, Nashua, NH

Floor Sketch | Lower Right Unit



NOT TO SCALE - ROUGH SKETCH
ACTUAL LAYOUT MAY VARY

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159 Kinsley Street, Nashua, NH

Aerial



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