

For Lease

Professional Office

25 Riverside Street

Nashua, NH



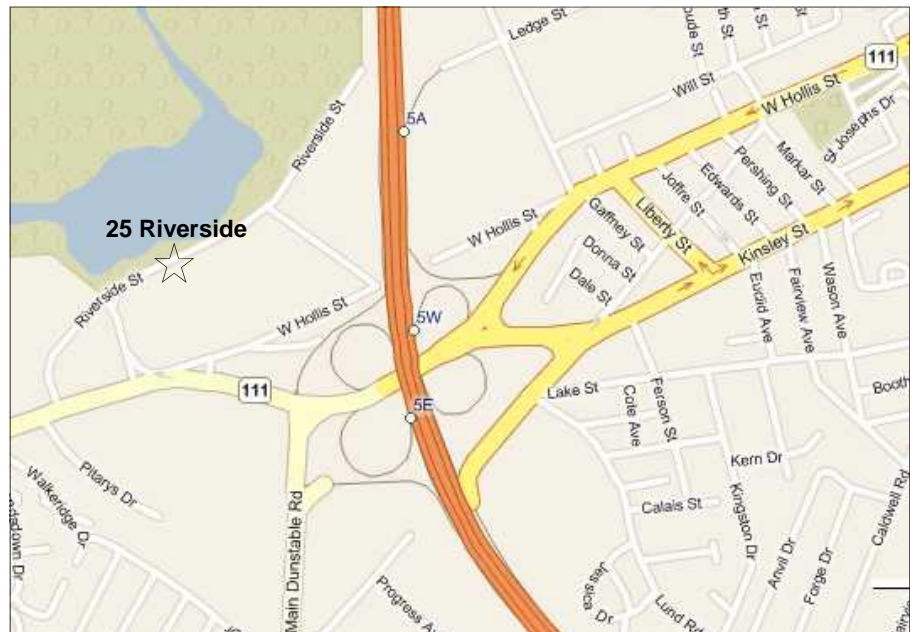
FOR LEASE:
2,948 ± SF Office Suite

***Excellent layout for medical
or professional office use***

Lease Rate: \$14.00/SF + Utilities

25 Riverside Street is a multi-tenanted professional office building constructed in 2001. The building offers a professional office setting in a convenient location just off Exit 5W, Everett Turnpike. The site enjoys ample off-street parking, a high profile office finish, elevator service, front & rear entry, tenant directory signage and lower level storage.

A portion of the first floor, approximately 2,948 square feet, is currently available for lease. The space is ideal for a medical practice but is a great fit for straight, professional office use as well.



For more information, please contact:

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 intended 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.

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PROPERTY OVERVIEW

**25 Riverside Street
Nashua, New Hampshire**

25 RIVERSIDE STREET, NASHUA, NH



Building SF: 10,920 ± SF

Site Size: 0.833 Acres

Construction Year: 2001

Zone: Park Industrial (PI)

Total Available SF: 2,948 ± SF (Suite 102 & 103)

Storage: Basement storage available at no additional cost

ADA Accessible: Elevator service / ADA Compliant

HVAC: FHA Gas (Individually metered)

Electric: PSNH (Individually metered)

Water & Sewer: Municipal

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25 Riverside Street
IMAGE GALLERY – Exterior



Parking Lot Entrance Signage

Parking Lot Entrance



Parking Lot & West Facade

East Facade



Rear Entrance/Handicap Access



Front Tenant Directory Signage

Rear Entrance/Handicap Ramp

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