

FOR LEASE

1,200 - 2,400 ± SF Office Suites

74 Northeastern Boulevard, Suites 21 & 22

Nashua, New Hampshire



**Northbridge Business Center
74 Northeastern Boulevard
Suites 21 & 22**

Professional Office Suites for Lease

Suite 21B: 1,200 ± SF

Suite 22B: 1,200 ± SF

Contiguous from up to 2,400 ± SF

74 Northeastern Boulevard offers professional office space in the well maintained business condominium complex known as Northbridge Business Center.

There are currently two, separate 1,200 SF office suites available which are contiguous up to 2,400 SF.

The site is conveniently located directly on Northeastern Blvd with access to Route 3/Everett Turnpike less than a mile away.

Lease rate includes condo fee, real estate taxes and utilities (water, heat & electric)!



For more information please contact:

Bradley T. Vear, CCIM, SIOR

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74 Northeastern Blvd., Suites 21 & 22
Nashua, N.H.

FOR LEASE



21B & 22B Main Entrances



Side of 22B



Professional Office Suites for Lease
74 Northeastern Blvd, Nashua, NH
1,200—2,400 ± SF

Lower Level Suites

Suite 21B: 1,200 ± SF

Suite 22B: 1,200 ± SF (end unit)

NOTE: Suites are contiguous up to 2,400 ± SF

Lease Rate: \$10.00 psf full gross*

*Rate Includes condo fee, real estate taxes
& utilities (water, heat & electric)

74 Northeastern Blvd, Nashua

Style: Office Condominium
Complex: Northbridge Business Center
Signage: Directory
Utilities: Municipal Water & Sewer
AC Type: Central
Zoning: Commercial

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.

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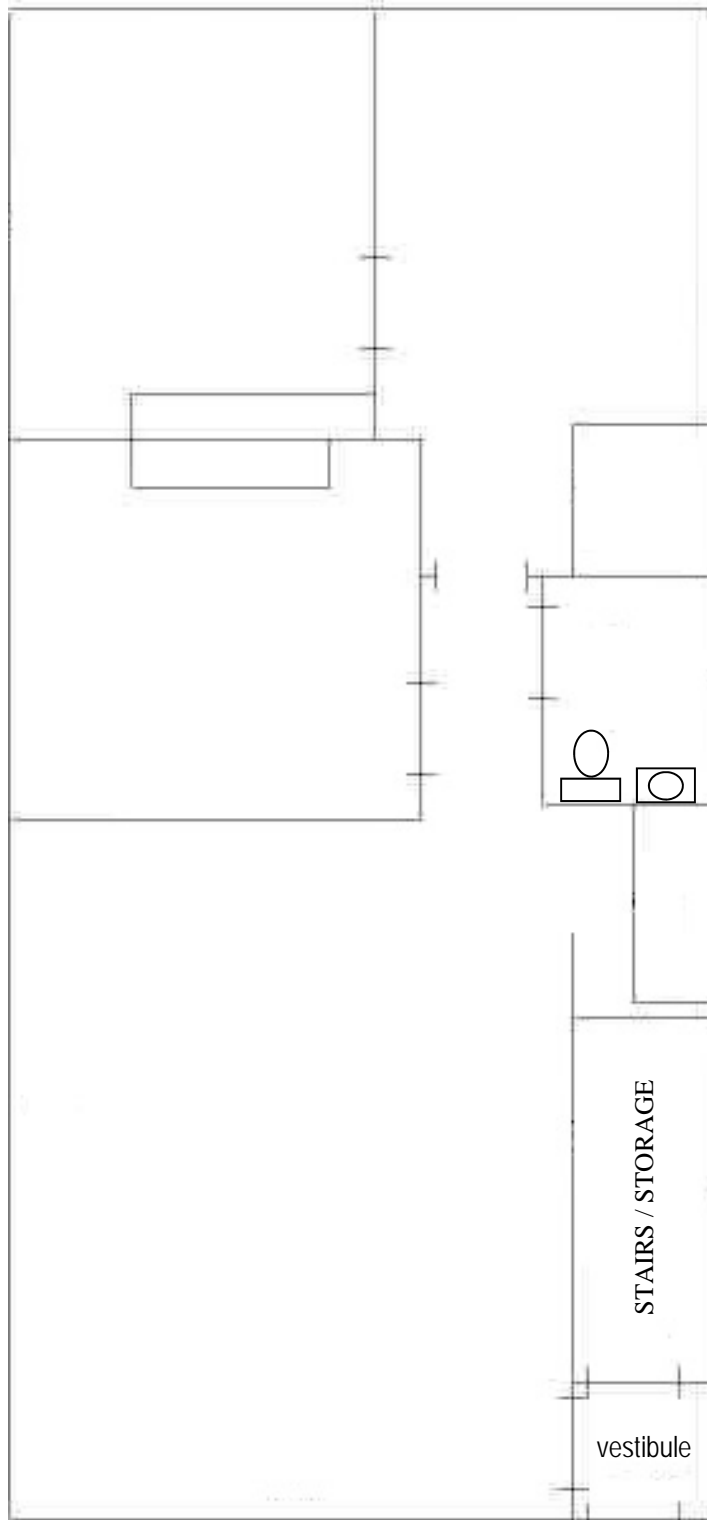
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Floor Plan - Suite 21B

Suite 21B
Lower Level



ENTRANCE

Floor Plan - Suite 22B

Suite 22B
Lower Level

