

NASHUA TECHNOLOGY PARK LIGHT MANUFACTURING/ASSEMBLY, DATA CENTER & OFFICE SPACE FOR LEASE: 130 - 45,392 SF



Nashua
**TECH
PARK**

100 | 200 | 300 Innovative Way | Nashua, NH

The Nashua Technology Park (NTP) campus consists of over 750,000 SF of interconnected, energy-efficient Office/R&D buildings within the Gateway Hills campus. The park and location have become a key component in the growth of numerous leading high-tech companies including Amphenol, Benchmark Electronics, Jacobs, Parallel Wireless, Degree Controls and more. Conveniently located at Exit 1 off of Route 3 (Everett Turnpike) at the MA/NH border, the site plan for Nashua Technology Park includes the potential for additional R&D space, of which 240,000 SF is currently being engineered and approved.



Amenities:

- Conveniently located at Exit 1 off Route 3 at MA/NH border
- 750,000 SF of interconnected, energy-efficient office/R&D space within the Gateway Hills community
- NTP Conference Center (250-person capacity)
- Data Center
- Auditorium (80-person capacity)
- Shared collaboration rooms
- Outdoor Amphitheater
- Gateway Hills Health Club
- Homewood Suites by Hilton Extended Stay Hotel
- Full service cafeteria
- Outdoor dining patio with lawn games
- Game Room & iCafe
- Rejuvenation station with massage chairs
- Athletic field, tennis court, pickleball court & basketball court
- Putting green
- Spyglass Brewery
- Gateway Hills Snow Park
- Electric car charging station
- Miles of paved walking/biking trails

Availabilities:

100 Innovative Way:

3rd Floor:
Suite 3330 11,257 SF

200 Innovative Way:

Fully Leased!

300 Innovative Way:

1st Floor:
Suite 2120 20,977 SF**
Suite 2121 9,974 SF*
Suite 2122 14,441 SF*

**Contiguous up to 45,392 SF*

**Light manufacturing/assembly*

2nd Floor:

Suite 2221 12,413 SF*
Suite 2240 4,400 SF*
Suite 2245 8,660 SF*
Suite 2250 620 SF*
Suite 2260 130 SF*
Suite 2270 797 SF*

**Contiguous up to 27,020 SF*

3rd Floor:

Suite 2390 8,822 SF



DATA CENTER



NTP CAFETERIA



GATEWAY HILLS HEALTH CLUB

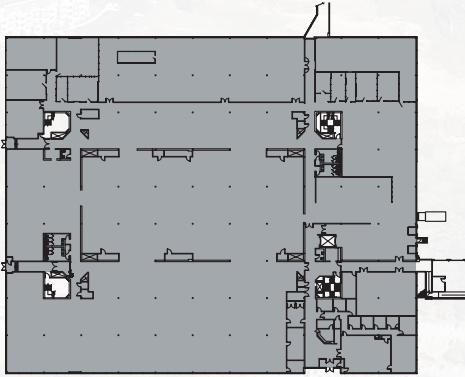


NTP CONFERENCE CENTER

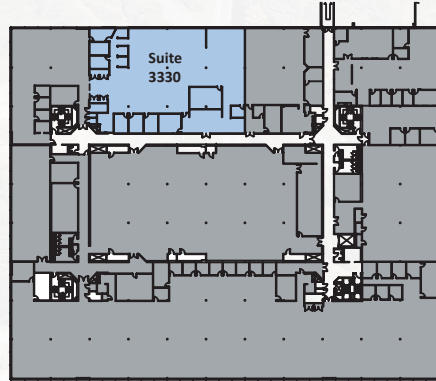
Floor Plans:

AVAILABLE
LEASED

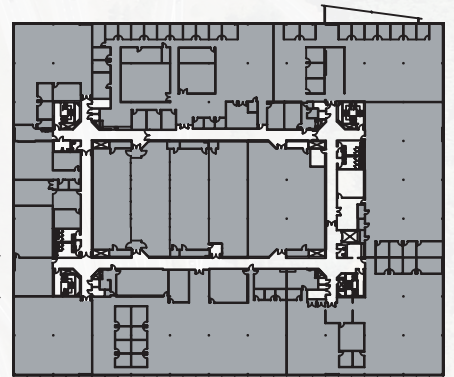
100 INNOVATIVE WAY 2ND FLOOR



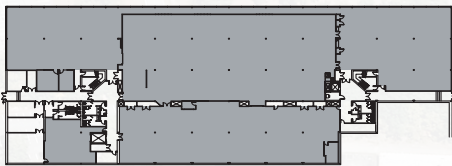
3RD FLOOR



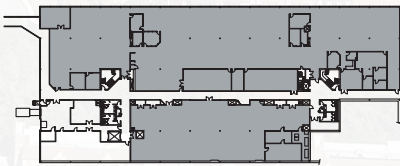
4TH FLOOR



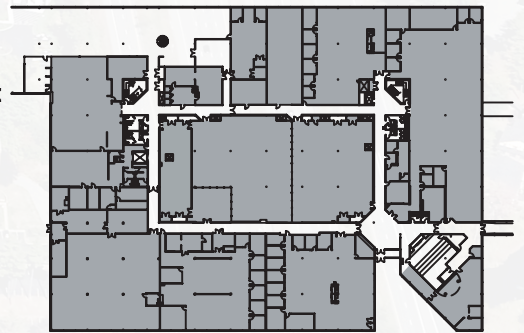
200 INNOVATIVE WAY 1ST FLOOR



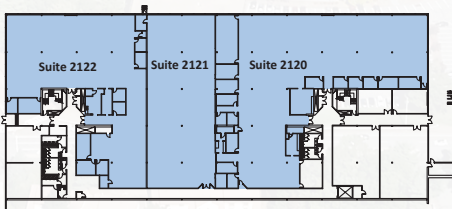
2ND FLOOR



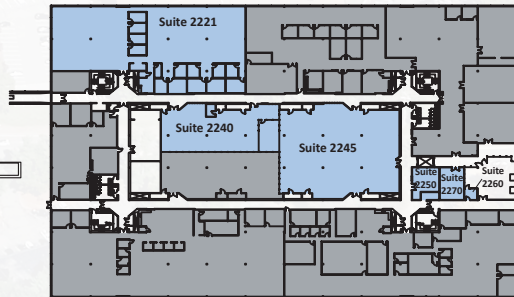
3RD FLOOR



300 INNOVATIVE WAY 1ST FLOOR



2ND FLOOR



3RD FLOOR





FUTURE DEVELOPMENT

Digital Drive

EXIT 1

OFFICE / R&D DEVELOPMENT
200,000 - 250,000 SF



SNOW PARK

ATHLETIC FIELD

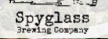


NASHUA TECHNOLOGY PARK

FLEX/R&D Site



AMPHITHEATER



Research Drive

Innovative Way



NORTHBRIDGE SURGICAL SUITES

Tara Boulevard

Nashua OFFICE PARK



EXIT 1

TARA COMMONS

Spit Brook Road

NH/MA State Line

JOHN FLATLEY
Company

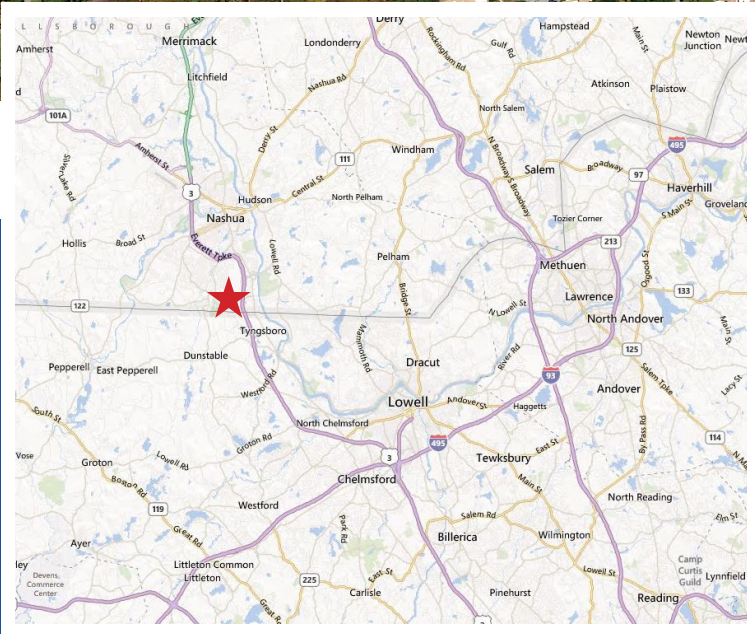
For more information,
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