

15 TRAFALGAR SQUARE • NASHUA, NH

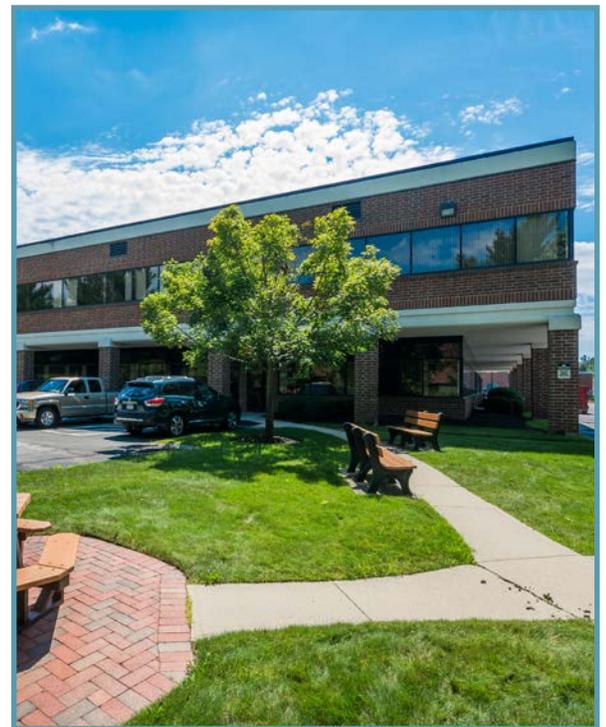
15 Trafalgar Square is located in the highly desirable Trafalgar Square Business Park, set right off Exit 8 on the F.E. Everett Turnpike/Route 3. Offering 36,706+/- sq. ft. of premier space, this Class A building is the ideal option for an image-conscious tenant.

This two-story location has a newly renovated lobby and is in a location other businesses will envy. It is directly adjacent to the well-known Crowne Plaza Hotel, and is a short drive from many other hotels. The area also offers numerous restaurants, day care, healthcare and fitness services, financial institutions, and retail options.

15 Trafalgar Square can be easily accessed via exits 7 and 8 off Route 3, and has easy access to the heavily traveled Amherst Street/Route 101A. Tenants will enjoy the close proximity to the Manchester-Boston Regional Airport and Boston's Logan International Airport.

SPECIFICATIONS:

Building Area:	36,706 sq. ft.
Property Type:	Class A Office
Zone:	Park Industrial (PI)
Year Built:	1987
Stories:	Two
Elevators:	One 2,500 lb capacity passenger elevator
Construction:	Steel and masonry construction with red brick exterior
Roof:	Mechanically fastened TPO roof system (White Roof) installed in 2008
Lighting:	Fluorescent
Water/Sewer:	Municipal
Parking:	127 spaces
HVAC:	Single stage water source heat pump system
Fire Safety:	Fully-sprinklered wet system
Security:	Alarmed, secured main entrances



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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FOR LEASE

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