

410 AMHERST STREET, NASHUA, NH

410 Amherst Street can be easily accessed via exits 7, 8, 10, and 11 off the Everett Turnpike (Route 3).



Conference Room Space
Prominent Visibility & Signage
Abundance of Parking



FIRST CLASS



www.bradysullivan.com

BRADY SULLIVAN
P R O P E R T I E S

OFFICE SPACE AVAILABLE

- CONFERENCE ROOM SPACE
- PROMINENT VISIBILITY & SIGNAGE
- ABUNDANCE OF PARKING

Unmatched in accessibility, the Birch Pond Office Park is a +70,000 SF first class office campus located on one of Nashua's most traveled roadways. Tenants can enjoy office suites as small as +1,000 SF up to full floors accommodating +30,000 SF. This beautifully landscaped and maintained office setting will bring tenants right into the midst of the activity. Nearby amenities include restaurants, hotels, day care, fitness, financial institutions, and numerous retail stores, while Nashua's growing downtown district is just minutes away. Travel is made easy to and from The Birch Pond Office Park through Amherst Street's proximity to the Nashua Airport, the Manchester-Boston Regional Airport, and Boston's Logan International Airport.

PROPERTY INFORMATION

- **BUILDING AREA:** + 70,000 sf
- **LAND AREA:** 5.80 acres
- **PROPERTY TYPE:** Class A Office
- **YEAR BUILT:** 1983
- **STORIES:** Three
- **ELEVATORS:** Two 2,500 lb. capacity glass passenger elevators
- **CONSTRUCTION:** Steel and masonry construction with red brick exterior
- **ROOF:** Mechanically fastened EPDM
- **LIGHTING:** Fluorescent T-12 Lighting
- **WATER/SEWER:** Municipal
- **PARKING:** 234 spaces
- **HVAC:** Two-stage split heat pump system (tenants have complete control of premises' HVAC)
- **FIRE SAFETY:** Fully sprinklered wet system
- **SECURITY:** Alarmed, secured main entrances

**CONTACT US
FOR A TOUR OF
THIS BEAUTIFUL
PROPERTY TODAY!**

Charles Panasis
(603) 799-6926
cpanasis@bradysullivan.com

James Tobin
(603) 315-4668
jtobin@bradysullivan.com

Derek Lawton
(978) 319-2508
dlawton@bradysullivan.com

Jamison Bibaud
(603) 716-6652
jbibaud@bradysullivan.com

www.bradysullivan.com

BRADY SULLIVAN
P R O P E R T I E S

