

BIRCH POND OFFICE PARK

410 AMHERST STREET • NASHUA, NH

Unmatched in accessibility, the Birch Pond Office Park is a 70,000+/- sq. ft. first class office campus located on one of Nashua's most traveled roadways. Tenants can enjoy office suites as small as 1,000 sq. ft. Up to full floors accommodating 30,000 sf+.

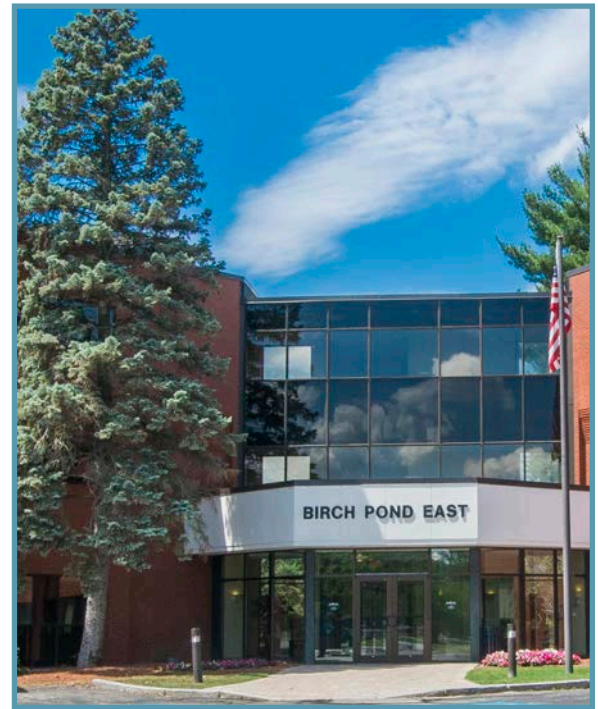
This beautifully landscaped and maintained office setting will bring tenants right into the midst of the activity. 410 Amherst St. can be easily accessed via exits 7, 8, 10, and 11 off the F.E. Everett Turnpike (Route 3).

Nearby amenities include restaurants, hotels, day care, healthcare, fitness services, 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.

SPECIFICATIONS:

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



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.

For more information, please contact:
Charles N. Panasis 603-657-9725
Cell: 603-799-6926 • cpanasis@bradysullivan.com
Benjamin S. Kelley 603-657-9726
Cell: 603-231-1240 • bkelly@bradysullivan.com
James F. Tobin 603-315-4668
Cell: 603-315-4668 • jtobin@bradysullivan.com

FOR LEASE

BIRCH POND
OFFICE PARK
410 AMHERST STREET
NASHUA, NH



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

670 Commercial Street, Suite 303, Manchester, NH 03101
www.bradysullivan.com