

# OFFICE SPACE FOR LEASE

410 AMHERST STREET | NASHUA, NH

AVAILABLE **±70,000 SF**

## FEATURES

- ✓ Conference Room Space
- ✓ Prominent Visibility & Signage
- ✓ Abundance of Parking



[www.bradysullivan.com](http://www.bradysullivan.com)



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

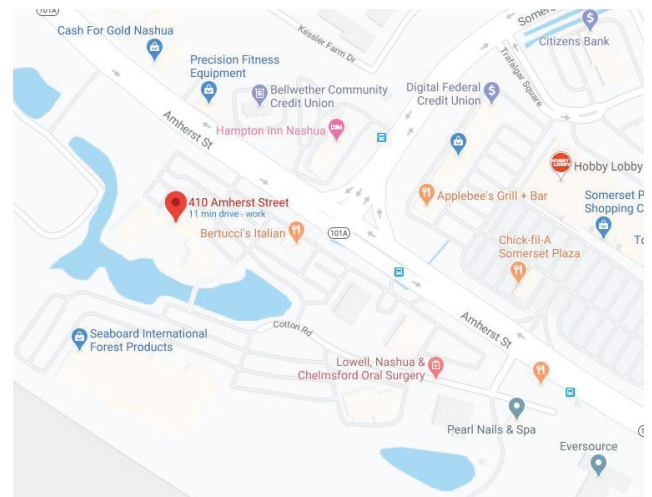
# 410 AMHERST STREET | NASHUA, NH

Unmatched in accessibility, the Birch Pond Office Park is a  $\pm 70,000$  SF first class office campus located on one of Nashua's most traveled roadways. Tenants can enjoy office suites as small as  $\pm 1,000$  SF up to full floors accommodating  $\pm 30,000$  SF. This beautifully landscaped and maintained office setting will bring tenants right into the midst of the activity. 410 Amherst Street can be easily accessed via exits 7, 8, 10, and 11 off the Everett Turnpike (Route 3).

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.

## SPECIFICATIONS

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

# BRADY • SULLIVAN

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