

NASHUA TECHNOLOGY PARK LIGHT MANUFACTURING/ASSEMBLY, DATA CENTER & OFFICE SPACE FOR LEASE: 130 - 77,559 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 Skillsoft, Amphenol, Benchmark Electronics, Plexxi, Parallel Wireless, P Semi, 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 & 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 3322	5,686 SF*
Suite 3340	5,577 SF*
4th Floor:	
Suite 3410	23,039 SF* (10/1/2024)
Suite 3420	2,923 SF*
Suite 3425-A	2,896 SF*
Suite 3425-B	2,743 SF*
Suite 3425-C	3,098 SF*
Suite 3435	2,493 SF*
Suite 3470	5,570 SF*
Suite 3480	9,560 SF*
Suite 3490	13,974 SF*
* Contiguous up to 77,559 SF	

200 Innovative Way:

3rd Floor:	
Suite 1300	3,075 SF (2/1/2024)
Suite 1320	14,229 SF (11/30/2024)
Suite 1330	17,734 SF
Suite 1380	745 SF
Suite 1390	19,266 SF

300 Innovative Way:

1st Floor:	
Suite 2120	20,977 SF+***
***Light manufacturing/assembly	
Suite 2121	9,974 SF+
Suite 2122	14,441 SF+
+ Contiguous up to 45,392 SF	
2nd Floor:	
Suite 2210	4,540 SF (7/1/2024)
Suite 2215	684 SF (7/1/2024)
Suite 2220	13,093 SF
Suite 2221	12,413 SF
Suite 2230	31,903 SF (7/1/2024)
Suite 2240	4,400 SF (7/1/2024)
Suite 2250	620 SF
Suite 2260	130 SF
Suite 2270	797 SF (7/1/2024)
3rd Floor:	
Suite 2390	8,822 SF



DATA CENTER



NTP CAFETERIA





GATEWAY HILLS HEALTH CLUB

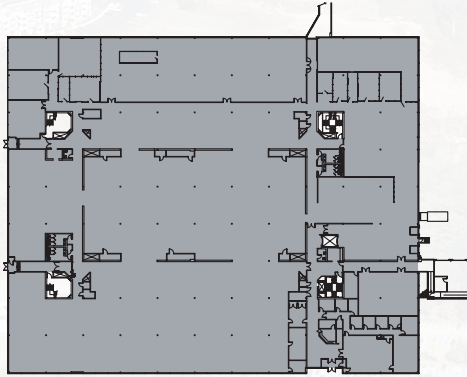


NTP CONFERENCE CENTER

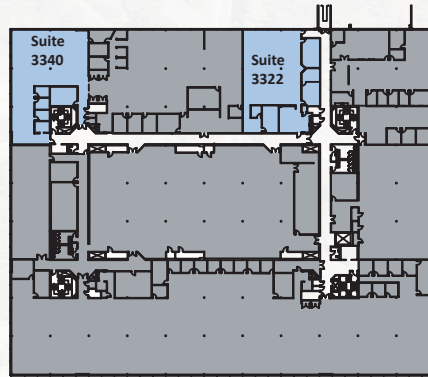
Floor Plans:

 AVAILABLE
 LEASED

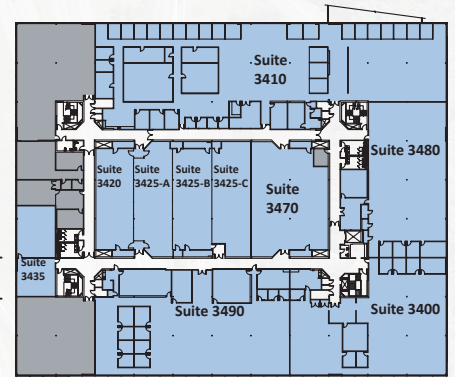
100 INNOVATIVE WAY 2ND FLOOR



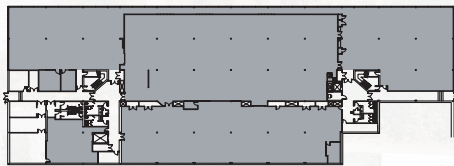
3RD FLOOR



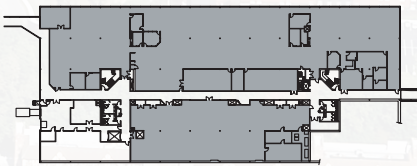
4TH FLOOR



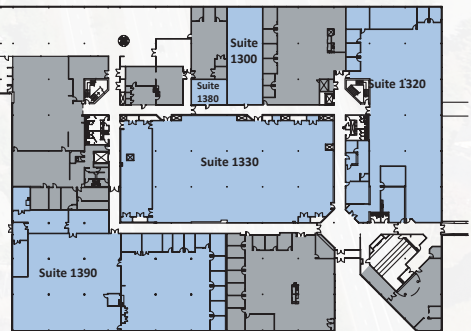
200 INNOVATIVE WAY 1ST FLOOR



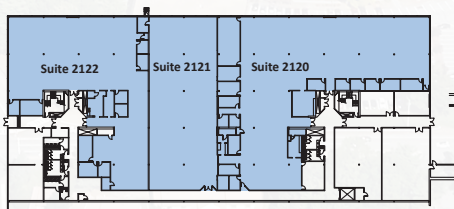
2ND FLOOR



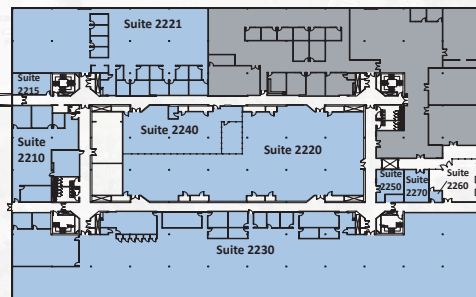
3RD FLOOR



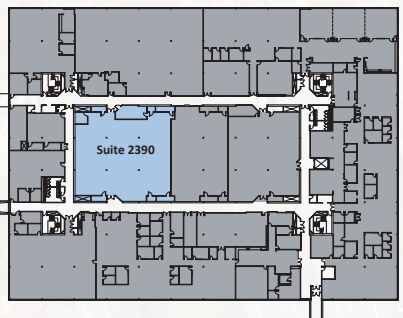
300 INNOVATIVE WAY 1ST FLOOR



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



Innovative Way



EXIT 1

Spit Brook Road

TARA COMMONS

NH/MA State Line

JOHN FLATLEY
Company

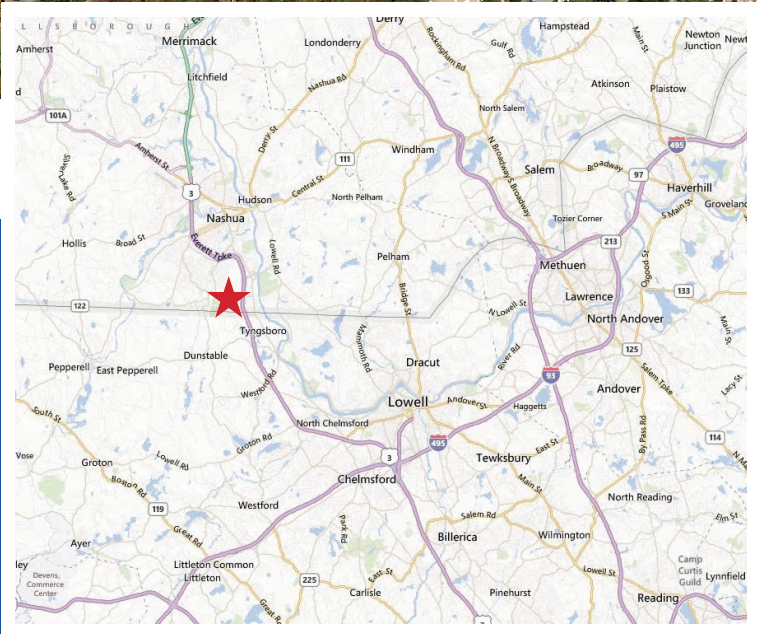
For more information,
or to schedule a tour, please contact:

Tom Maregni

Direct 781.917.5306

Office 781.380.7731

thomas.maregni@johnflatleyco.com



Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731
www.johnflatleyco.com | info@johnflatleyco.com