

NASHUA TECHNOLOGY PARK LIGHT MANUFACTURING/ASSEMBLY, DATA CENTER & OFFICE SPACE FOR LEASE: 130 - 45,392 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 Amphenol, Benchmark Electronics, Jacobs, Parallel Wireless, 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, pickleball court & basketball court
- Putting green
- Spyglass Brewery
- Gateway Hills Snow Park
- Electric car charging station
- Miles of paved walking/biking trails



DATA CENTER



GATEWAY HILLS HEALTH CLUB

Availabilities:

100 Innovative Way:

3rd Floor:

Suite 3330 11,257 SF

200 Innovative Way:

Fully Leased!

300 Innovative Way:

1st Floor:

Suite 2120 20,977 SF**

Suite 2121 9,974 SF*

Suite 2122 14,441 SF*

**Contiguous up to 45,392 SF*

**Light manufacturing/assembly*

2nd Floor:

Suite 2245 8,660 SF*

Suite 2250 620 SF*

Suite 2260 130 SF*

Suite 2270 797 SF*

Suite 2290 5,579 SF*

**Contiguous up to 15,779 SF*

3rd Floor:

Suite 2390 8,822 SF

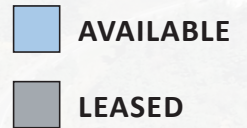


NTP CAFETERIA



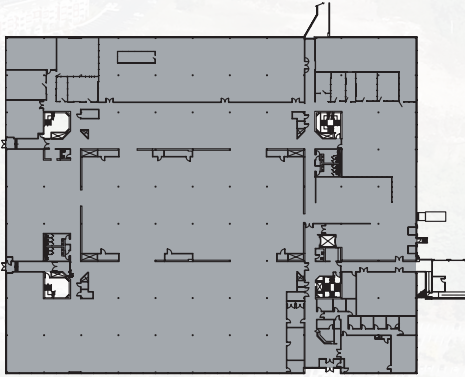
NTP CONFERENCE CENTER

Floor Plans:

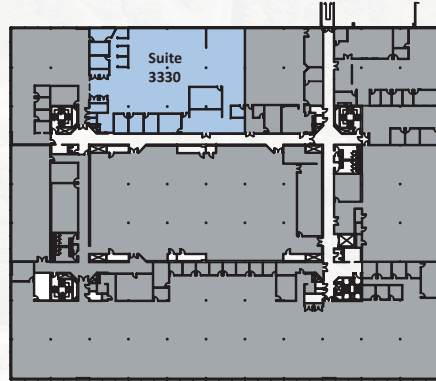


100 INNOVATIVE WAY

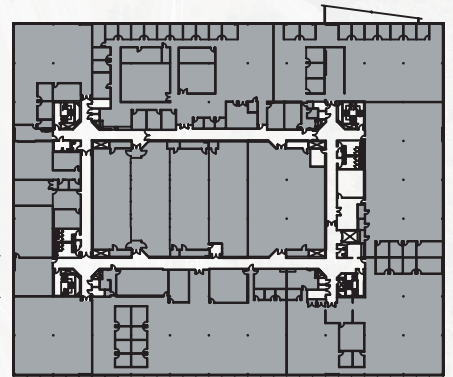
2ND FLOOR



3RD FLOOR

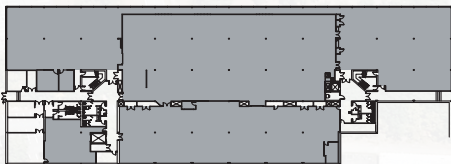


4TH FLOOR

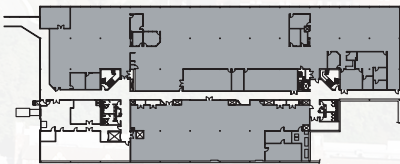


200 INNOVATIVE WAY

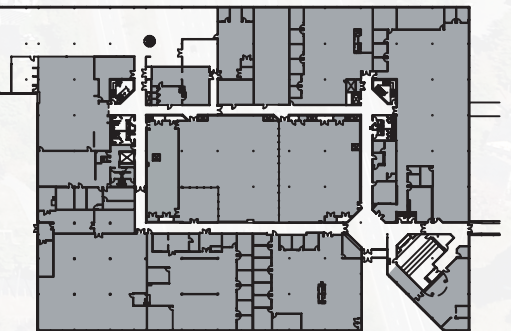
1ST FLOOR



2ND FLOOR

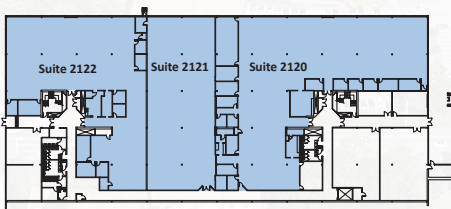


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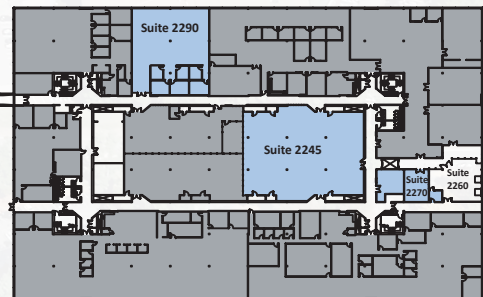


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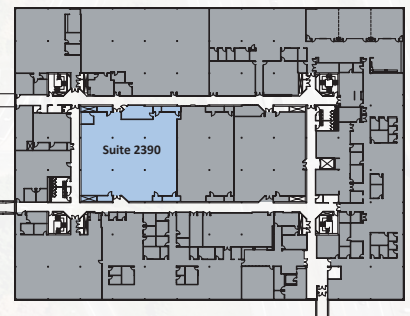
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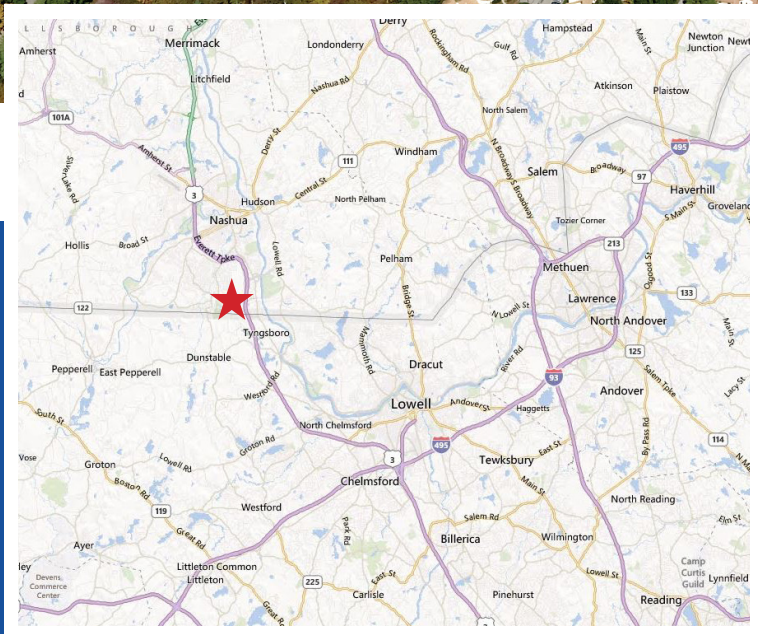


2ND FLOOR



3RD FLOOR





JOHN FLATLEY
Company

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