

NASHUA TECHNOLOGY PARK LIGHT MANUFACTURING/ASSEMBLY, DATA CENTER & OFFICE SPACE FOR LEASE: 130 - 115,312 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



DATA CENTER



GATEWAY HILLS HEALTH CLUB

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 70,000 SF

200 Innovative Way:

3rd Floor:	
Suite 1300	3,075 SF*
Suite 1320	14,229 SF* (12/1/2024)
Suite 1330	17,734 SF*
Suite 1350	8,435 SF* (12/1/2024)

Suite 1380 745 SF*

* Contiguous up to 44,218 SF

300 Innovative Way:

1st Floor:	
Suite 2120	20,977 SF**
Suite 2121	9,974 SF*
Suite 2122	14,441 SF*

*Light manufacturing/assembly

2nd Floor:

Suite 2220	13,093 SF*
Suite 2221	12,413 SF*
Suite 2230	31,903 SF*
Suite 2240	4,400 SF*
Suite 2250	620 SF*
Suite 2260	130 SF*
Suite 2270	797 SF*

*Contiguous up to 63,356 SF

3rd Floor:

Suite 2390	8,822 SF
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NTP CAFETERIA

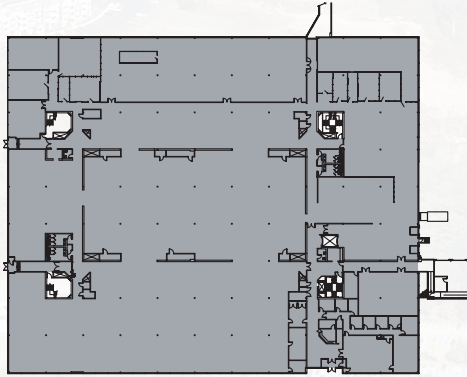


NTP CONFERENCE CENTER

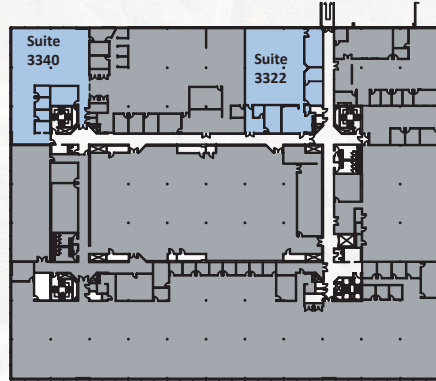
Floor Plans:

- AVAILABLE
- LEASED

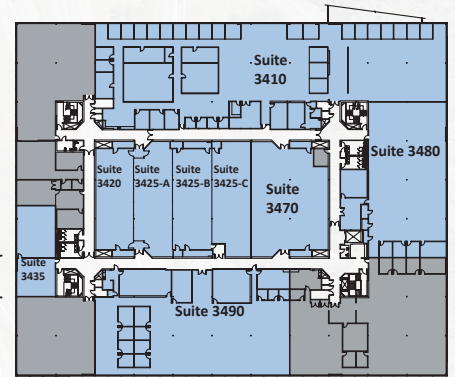
100 INNOVATIVE WAY 2ND FLOOR



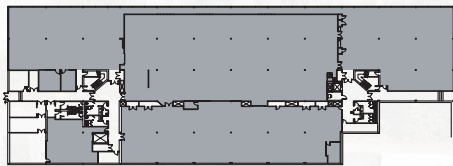
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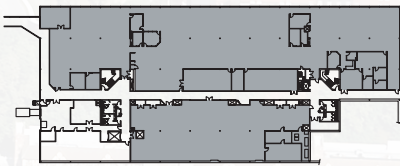
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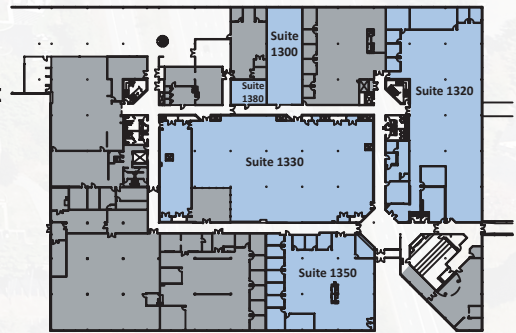
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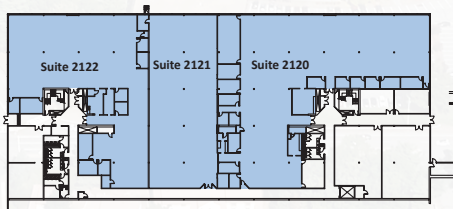
2ND FLOOR



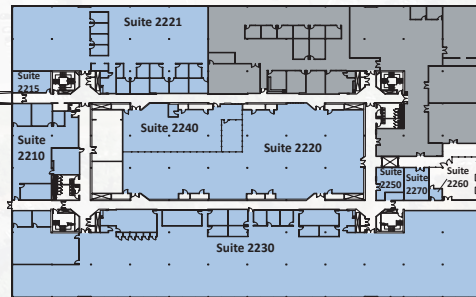
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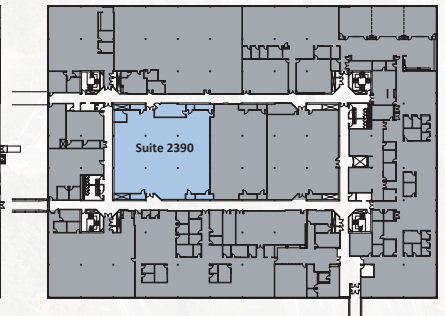
300 INNOVATIVE WAY 1ST FLOOR



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



NORTHRIDGE SURGICAL SUITES

Tara Boulevard



Innovative Way



EXIT 1

Spit Brook Road

TARA COMMONS

NH/MA State Line

JOHN FLATLEY
Company

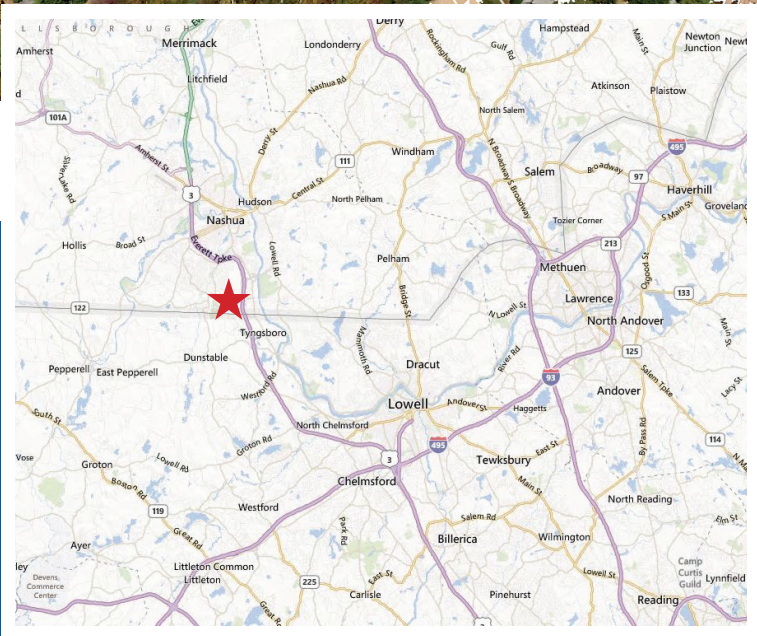
For more information,
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