

**Commercial Lease**  
**4758570**  
**Active**

**3 Taggart Drive**  
**Nashua**  
**Unit/Lot # E**  
**NH 03060**

**Listed: 6/14/2019 \$1,750.00 /\$**  
**Leased:**  
**DOM: 178**



**County** NH-Hillsborough  
**VillDstLoc**  
**Year Built** 1984  
**Construction Status**  
**SqFt-Total Building**  
**SqFt-Total Source**  
**SqFt-Total Available** 1,259  
**SqFt-Apx Building Source**

**Lease Amount Frequency** Monthly  
**Lease/Sublease** Lease  
**Lease Type** Other  
**Lease Term**  
**Zoning** HB  
**Road Frontage Length**  
**Lot Size Acres**  
**Lot - Sqft**  
**Traffic Count**

**Delayed Showing** No  
**Date - Showings Begin**  
**Sub Property Type** Business, Office



**Directions** RT. 3 to Exit 1 to Spit Brook Rd. to DW Hwy., next right after Fun World. Front row last unit on the right.

Property Panorama VT URL

**Remarks - Public** 3 Taggart Drive, Unit E in Nashua, New Hampshire is available FOR LEASE. Located in Greenridge Park. This single-story unit is a front row, corner unit, facing and visible from Daniel Webster Highway and consists of 1,259 SF of office space. Greenridge Park is off Daniel Webster Highway, in Nashua. DWH is one of the most busy commercial roads in Nashua with over 30,000 vehicles per day. The space features 4 offices, reception area, waiting room, kitchenette. Unit has central AC, electric heat, public water and sewer. Internet service is available. Lots of on-site parking space available in a common lot. This property is within walking distance to lots of amenities like, hotels, retail, restaurants, day care and fitness. Taggart Drive is located less than a mile from the Rout 3, Exit 1 and within less than 2 miles of the Massachusetts border. Tenant pays all utilities. Available on November 1, 2019.

**STRUCTURE**

**Basement**  
**Basement Access Type**

**Building Number**  
**Total Units**  
**# of Stories**  
**Divisible SqFt Min**  
**Divisible SqFt Max**

**Ceiling Height**  
**Total Elevators**

**Total Drive-in Doors**  
**Door Height**

**Total Loading Docks**  
**Dock Height**  
**Dock Levelers**

**UTILITIES**

**Heating** Hot Air  
**Heat Fuel** Electric  
**GasNatAval** No  
**Cooling** Central AC  
**Water** Public  
**Sewer** Public

**Utilities** Cable - Available, High Speed Intrnt  
 -Avail, Multi Phone Lines, Telephone Available

**Fuel Company**  
**Phone Company**  
**Cable Company**  
**Electric Company**

**LOT / LOCATION**

**Submarket**  
**Project Building Name** Greenridge  
 Office Park

**Water Body Type**  
**Water Body Name**  
**Water Body Access**  
**Water Restrictions**  
**Water Frontage Length**

**ROW - Length**  
**ROW - Width**  
**ROWParcAc**  
**ROWOthPar**

**FEATURES**

**Air Conditioning Percent**  
**Sprinkler**  
**Signage** Adequate  
**Railroad Available**  
**Railroad Provider**

**Green Verification Body**  
**Green Verification Program**  
**Green Verification Year**  
**Green Verification Rating**  
**Green Verification Metric**  
**Green Verification Status**  
**Green Verification Source**  
**Green Verification NewCon**  
**Green Verification URL**

**DISCLOSURES**

**Flood Zone** Seasonal No

**REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**

**Remarks - Non-Public** Showings preferred after 5:30pm on weekdays and anytime on weekends. Tenant occupied. Co-broke fee is based on 40% of 1 month rent.  
**Remarks - Intra-Firm**

**COMPENSATION**

**Buyer Agency** 0.40  
**Buyer Agency Type** %  
**SubAgency**  
**SubAgency Type**  
**NonAgency Facilitator** 0.40  
**NonAgency Facilitator Type** %  
**Transactional Broker**  
**Transactional Broker Type**  
**See Non-Public Remarks** No

**Showing Service** Showing Time  
**Showing Instructions** See Remarks - Non-Public, Showing Via Appt Service, Tenant Occupied

**Owner Name** Cakiraga  
**Owner Phone**  
**Management Company**  
**Management Company Phone**

**LISTING & CLOSING INFORMATION**

**Listing Office - Office Name** Coco, Early & Associates Windham Division  
**Listing Office - Phone Number** Off: 603-893-3433  
**Listing Office - Phone Number 2** Fax: 603-458-5550  
**List Agent - Agent Name** Meral U Comstock  
**List Agent - Phone Number** Cell: 603-305-8110  
**List Agent - E-mail** mcomstock@cocoearly.com  
**List Team - Team Name**  
**List Team - Phone Number 1**  
**List Team - Team Email 1**  
**Co List Agent - Agent Name** Joe Howell  
**Co List Agent - Phone Number** Fax: 603-679-1053  
**Co List Agent - E-mail** jhowell@cocoearly.com  
**Alternate Contact - Agent Name**  
**Alternate Contact - Phone Number**  
**Alternate Contact - E-mail**  
**Selling Office - Office Name**  
**Selling Office - Phone Number 1**  
**Selling Office - E-mail**  
**Selling Agent - Agent Name**  
**Selling Agent - Phone Number**  
**Selling Agent - E-mail**  
**Sell Team - Team Name**  
**Sell Team - Phone Number 1**  
**Sell Team - Team Email 1**  
**Co Selling Office - Office Name and Phone**  
**Co Selling Agent - Agent Name and Phone**

**Date - MLS List** 6/14/2019  
**Date - Expiration** 6/11/2020  
**Date - Active Under Contr**  
**Date - Pending**  
**Date - Withdrawn**  
**Date - Terminated**  
**Date - Leased**  
**Listed in other Prop Type** No  
**Primary MLS#**  
**Comp Only** No  
**Comp Type**  
**Listing Type** Exclusive Right  
**Listing Service** Full Service  
**Designated/ Apptd. Agency** Yes  
**Variable Commission** No  
**Price - Original** \$0

**My Info:** Joe Howell - Fax: 603-679-1053

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Side Office/ Exam Room 3



Kitchenette Area