

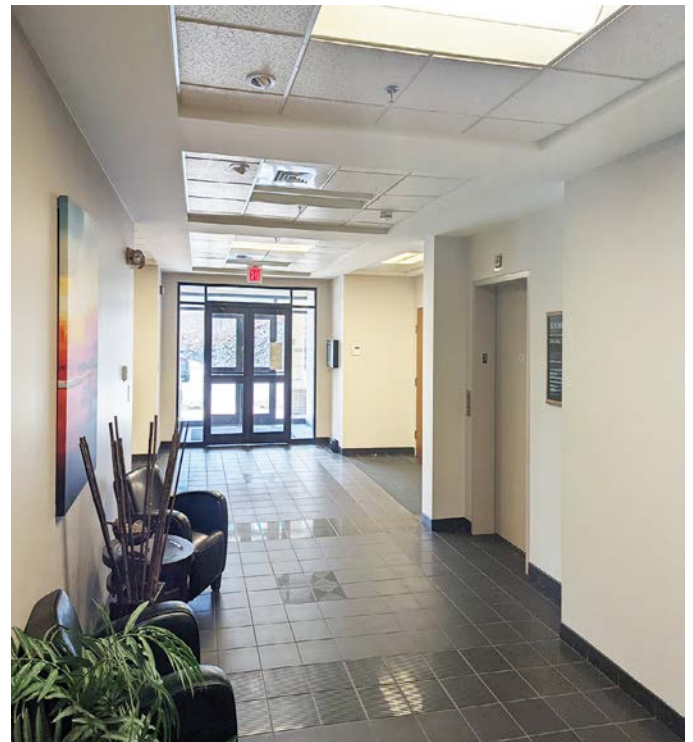
FOR LEASE | CLASS A OFFICE

15 NORTH SOUTHWOOD DRIVE | NASHUA, NH 03063



PROPERTY HIGHLIGHTS

- Class A office space on the 1st Floor
- Two suites: 3,805± RSF and 3,978± RSF
- Combination of offices and open space
- Expansive window lines gives lots of natural light
- Abundant amenities nearby
- Close proximity to Boston Express bus terminal
- Great location directly off Everett Turnpike, Exit 8
- Less than 10 minutes to MA border
- Lease Rate: \$10.00-\$15.00/SF NNN



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OVERVIEW

The Boulos Company is pleased to present 15 North Southwood Drive, Nashua, NH. This Class A office building has two suites available on the first floor: 3,805± RSF and 3,978± RSF.

The building presents a polished corporate image. The available space features a nice office layout comprised of a combination of offices and open space. Additionally, there are multiple conference rooms and training rooms, kitchen/break room, as well as numerous storage rooms and closets. There is plenty of on-site parking with a ratio of 4.2 spaces/1,000 RSF leased.

Located immediately off of Exit 8 of the F.E. Everett Turnpike, 15 North Southwood Drive offers convenient highway access and is just minutes to the Massachusetts border. The Boston Express bus transportation terminal is located in the immediate vicinity. There are many residential condominiums and apartments in close proximity for employees that may want to live closer to the office. Abundant amenities nearby including hotels, shopping, restaurants, fitness centers, daycare, financial services and urgent care facilities.

PROPERTY PHOTOS



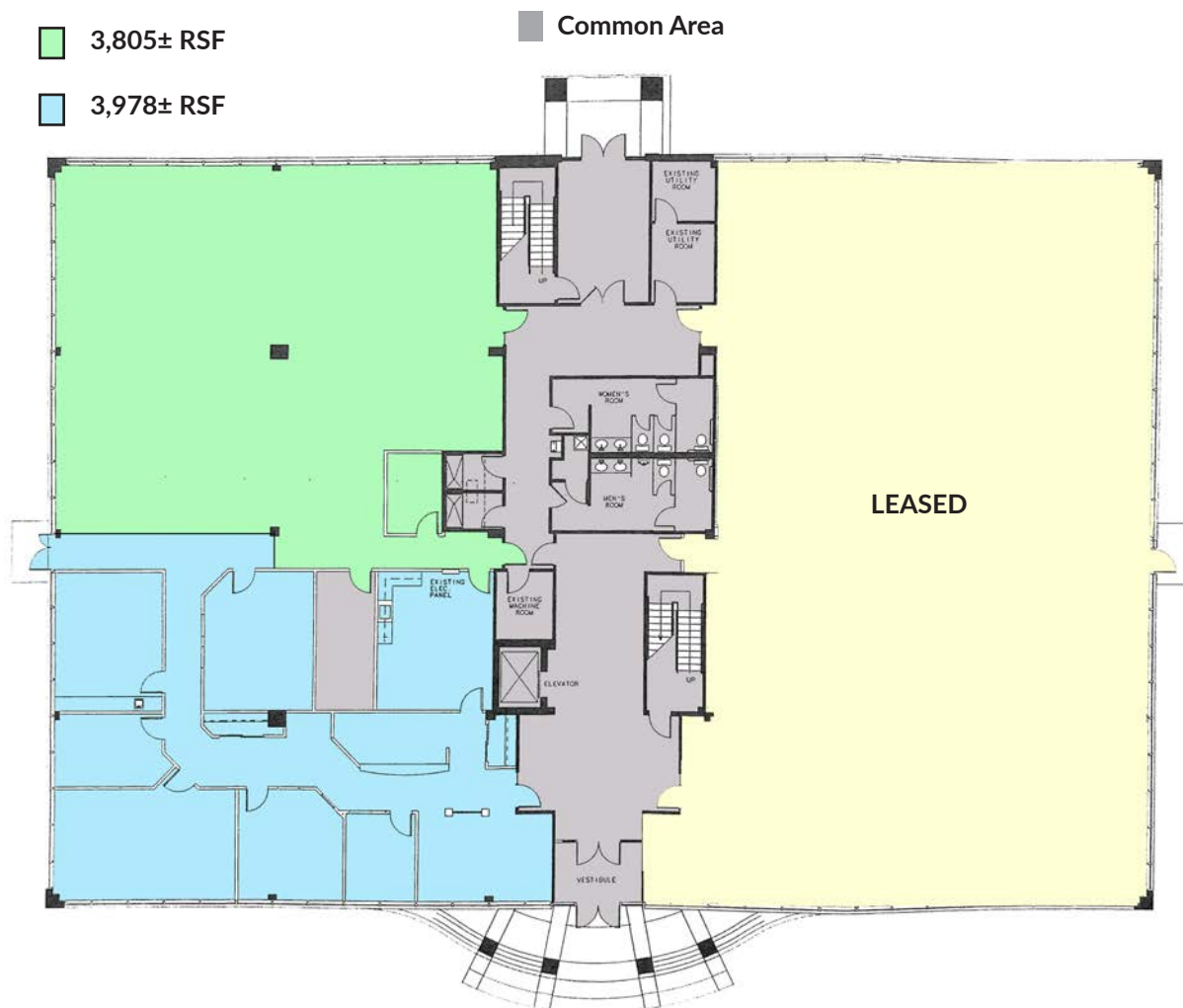
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PROPERTY SUMMARY

BUILDING TYPE	Class A Office	TELECOMM	High-speed Internet
BUILDING SIZE	31,716± RSF	ELEVATORS	One
AVAILABLE SPACE	3,805± RSF & 3,978± RSF	SECURITY	24-hour keycard access
STORIES	Two	ZONING	Performance
YEAR BUILT	1996	SPRINKLER SYSTEM	Yes
PARKING	4.2/1,000 RSF	ACCESS	F.E. Everett Turnpike Exit 8



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LOCATION OVERVIEW



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