



 **JLL** SEE A BRIGHTER WAY

For lease

Office Space

±134,516 SF Available

1 Oracle Drive

Nashua, NH

Office Lease Opportunity

JLL is pleased to present 1 Oracle Drive in Nashua, NH for lease. The ±134,516 SF office building sits on a spacious 13.89 acre lot, offering both scenic views and expansive parking. Just a 3-minute drive from Route 3 via Exit 1, the building offers easy access for commuters, as well as proximity to a host of local amenities just across the overpass. With a variety of suites available, from ±17,540 SF to a total of ±134,516 SF across the full building, 1 Oracle Drive offers an appealing office opportunity in a prime New Hampshire location.

Building specifications

Available Space	±134,516 SF
Floor 1	±33,047 SF
Floor 2	±41,978 SF
Floor 3	±41,951 SF
Floor 4	±17,540 SF
Building Size	±132,279 SF
Parking Ratio	3.25/1,000 SF

Premises details

Availability ±17,540 - 134,516 SF

Timing Immediately

Term Negotiable

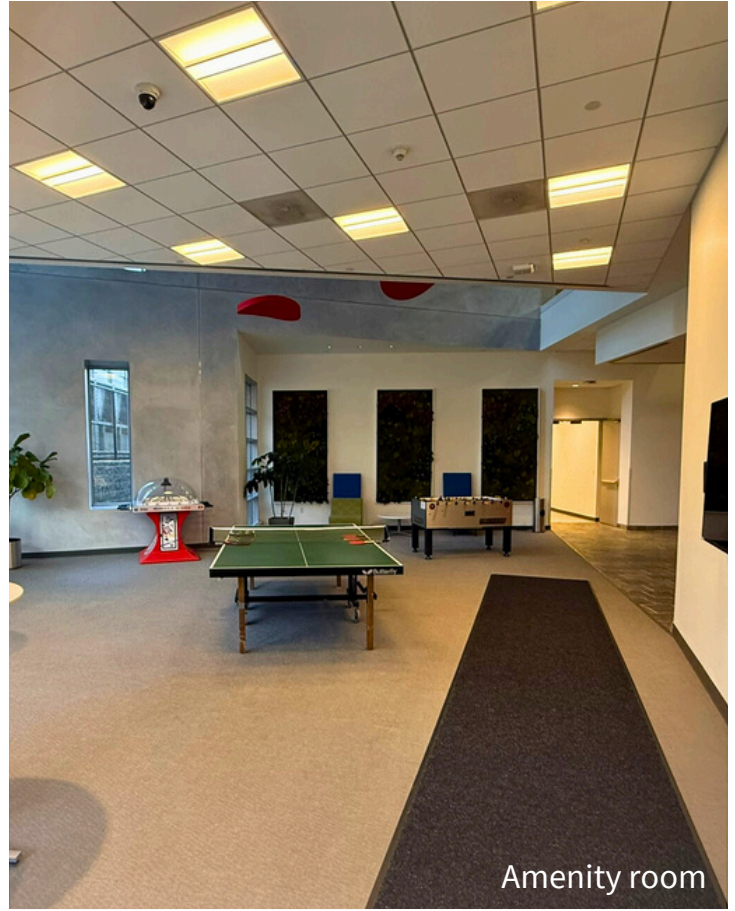
Amenities

- Furnished and wired
- Fitness center
- Shared conference rooms on-site
- Electric vehicle charging
- Covered parking available





Plug and play



Amenity room



Kitchen / break area

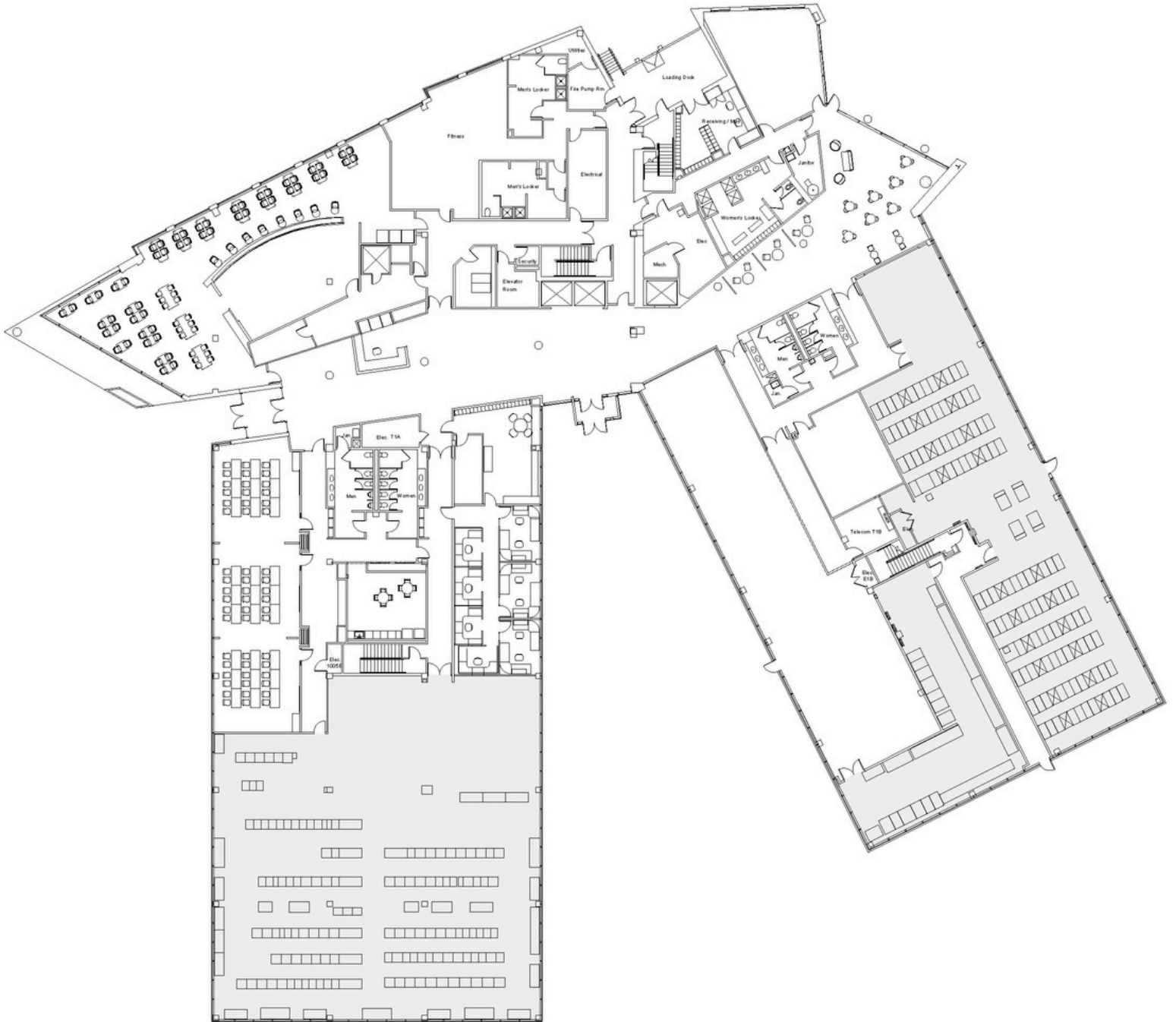


Meeting room

Floor plan

Floor 1

33,047 RSF



- Available
- Potential Availability



Floor plan

Floor 2

41,978 RSF



Available



Floor plan

Floor 3

41,951 RSF



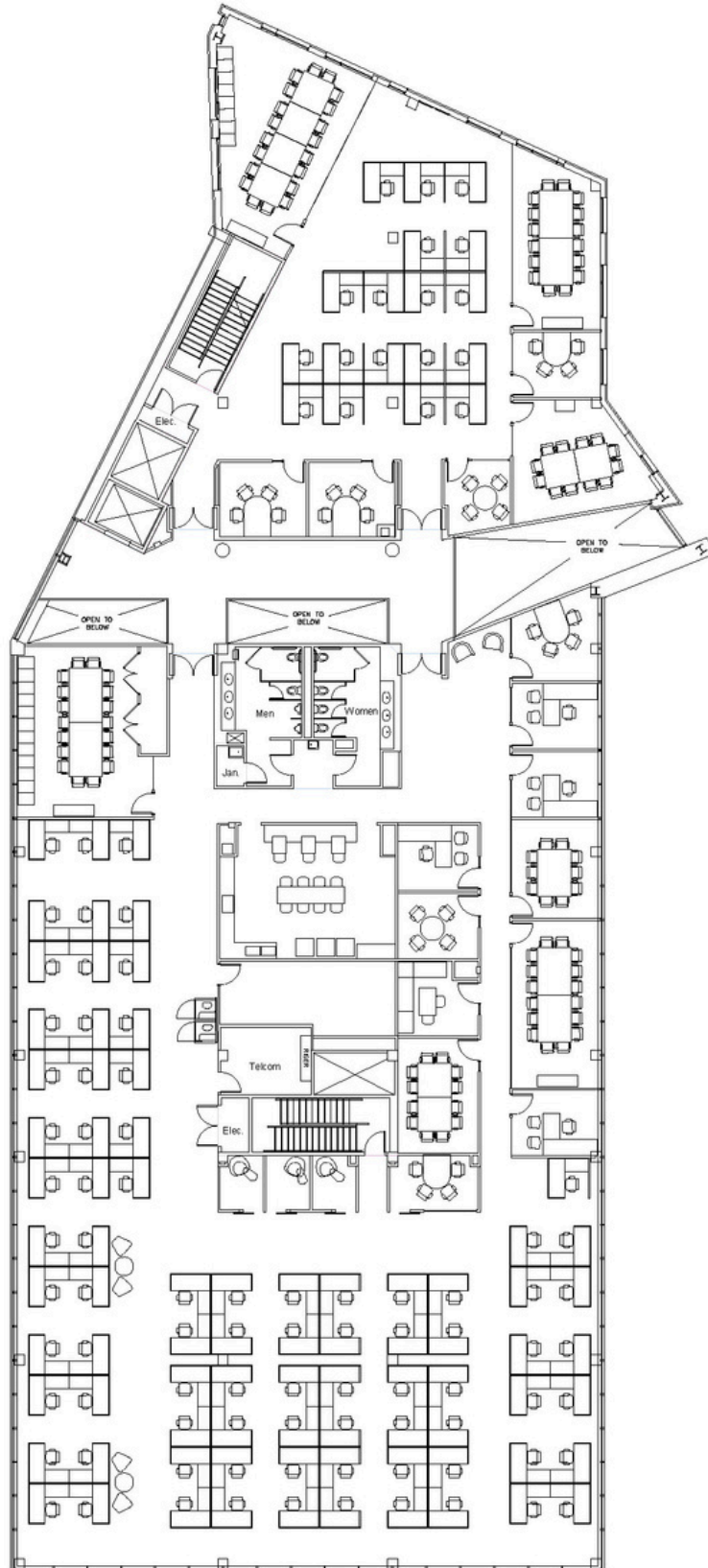
Available



Floor plan

Floor 4

17,540 RSF



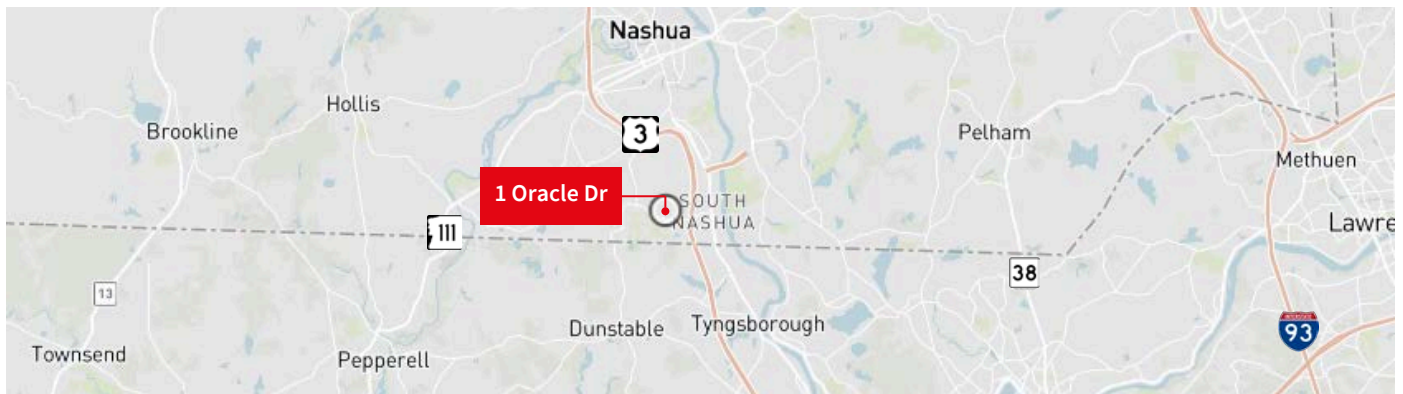
Available



Amenities Map



Location Map



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