



**GATEWAY HILLS**

NASHUA TECHNOLOGY PARK

TARA Heights

TARA COMMONS

Nashua OFFICE PARK

**Nashua Technology Park @ Gateway Hills**

**NASHUA TECHNOLOGY PARK**

100 Innovative Way: 296,220 SF  
 200 Innovative Way: 203,692 SF  
 300 Innovative Way: 251,204 SF

**FEATURES**

- Pro-business state (no income or sales tax)
- 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
- Plans for an additional R&D space
- Home to leading technology companies including Dell EMC, Skillsoft, Amphenol TCS, Benchmark Electronics, Plexxi, IPG Photonics, Verico Technology, Parallel Wireless and more
- NTP Conference Center (250-person capacity)
- Auditorium (80-person capacity)
- Shared collaboration rooms
- Outdoor Ampitheater
- Flatley Innovation Center
- 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 and basketball court
- Putting green
- Gateway Hills Snow Park
- Electric car charging station
- Community Garden Center
- Miles of paved walking/biking trails
- On-site maintenance team
- Owned and managed by John Flatley Co.

For more information or to schedule a tour, please contact:

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*Transforming the Way You Work*

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 Dell EMC, Skillsoft, Amphenol TCS, Benchmark Electronics, Plexxi, IPG Photonics, Verico Technology, Parallel Wireless and more.

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.

There is a real sense of community here at NTP @ Gateway Hills. The John Flatley Company supports the growth of each and every tenant and encourages aspiring entrepreneurs to start their own business ventures and grow within this high-tech community environment.

CURRENT AVAILABILITIES:

**100 Innovative Way:**

Suite 3321: 7,772 SF  
 Suite 3430: 6,714 SF (contiguous up to 9,960 SF)  
 Suite 3440: 1,484 SF (contiguous up to 9,960 SF)  
 Suite 3445: 1,762 SF (contiguous up to 9,960 SF)  
 Suite 3460: 2,943 - 8,737 SF (computer lab space)

**200 Innovative Way:**

Suite 1350: 8,435 SF (Plug & Play – Move in ready)  
 Suite 1370: 6,166 SF

**300 Innovative Way:**

Suite 2121: 9,582 SF (contiguous up to 23,452 SF)  
 Suite 2122: 13,870 SF (contiguous up to 23,452 SF)

[www.Gateway-Hills.com](http://www.Gateway-Hills.com)