



GATEWAY HILLS

TARA
Heights

LIVEWORK
playshop

NASHUA
TECHNOLOGY
PARK

TARA
COMMONS

Nashua
OFFICE
PARK

Nashua Office Park @ Gateway Hills

Nashua
OFFICE
PARK

1 Tara Boulevard: 56,991 SF
 10 Tara Boulevard: 164,625 SF
 98 Spit Brook Road: 102,248 SF

FEATURES

- Pro-business state (no income or sales tax)
- Conveniently located at Exit 1 off Route 3 at MA/NH border
- Over 350,000 SF of first-class office space in 3 buildings
- Home to leading companies including BAE Systems, Silicon Labs, SolidXperts, Arista Networks, Microdesk, Regus, Pilera Software, RegDOX and more
- Little Sprouts Early Education & Child Care
- Scenic pond, miles of walking/biking trails
- Full service cafeteria
- Gateway Hills Health Club
- Homewood Suites and Extended Stay Hotel
- Outdoor Amphitheater
- Athletic field, tennis court and basketball court
- Community Garden Center
- Covered parking
- On-site maintenance team
- Owned and managed by John Flatley Company

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

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Transforming the Way You Work

Nashua Office Park, part of Gateway Hills, consists of 3 first class office buildings in a prestigious park setting. Amenities include on-site full service Homewood Suites by Hilton Extended Stay Hotel, Gateway Hills Health Club, Little Sprouts Early Education & Child Care, full service cafeteria, on-site Management/Maintenance staff, miles of paved walking/biking trails, conference facilities, exclusive community events and networking opportunities as well as a myriad of retail services and restaurants nearby.

Located at the entrance to Gateway Hills on Spit Brook Road, this park is less than a mile away from the retail centers on Daniel Webster Highway.

CURRENT AVAILABILITIES:

98 Spit Brook Road:

Lower Level, Suite 001:	1,788 SF
Lower Level, Suite 004:	1,559 SF
1st Floor, Suite 1101:	2,220 SF
2nd Floor, Suite 2201:	5,227 SF (contiguous up to 22,398 SF)
2nd Floor, Suite 2202:	3,281 SF (contiguous up to 22,398 SF)
2nd Floor, Suite 2203:	13,890 SF (contiguous up to 22,398 SF)
3rd Floor, Suite 3301:	4,605 SF
4th Floor, Suite 4403:	11,699 SF (contiguous up to 13,762 SF)
4th Floor, Suite 4405:	2,063 SF (contiguous up to 13,762 SF)

1 Tara Boulevard:

Lower Level, Suite 003:	1,106 SF
1st Floor, Suite 104:	4,533 SF
3rd Floor, Suite 300:	2,507 SF
4th Floor, Suite 402:	4,246 SF

10 Tara Boulevard:

1st Floor, Suite 140:	3,353 SF
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www.Gateway-Hills.com