

FOR LEASE

175 Ledge Street, Nashua NH



- 7,805 ± rentable square feet on the 2nd floor
- Available Immediately
- Ideal for Office/R&D
- Located at the corner of Ledge and Simon Streets; Exit 5A of the F.E. Everett Turnpike
- Only 5 miles to Massachusetts border and 15 minutes to I-495
- Corporate neighbors include Continental Resources, Axsys Technologies and Infor.
- Ample parking
- \$9.50 Gross plus L & P per SF
- Gas heat | Electric cooling | CAT 5 wiring - voice and data
- Municipal water - Pennichuck Water Works | Natural Gas - National Grid | Municipal Sewer - City of Nashua | Electric - PSNH
- Glass curtain wall, masonry and steel
- Features: Ribbon windows | Kitchenette | Upgraded ceiling with parabolic lights | Mix of open space



contact information

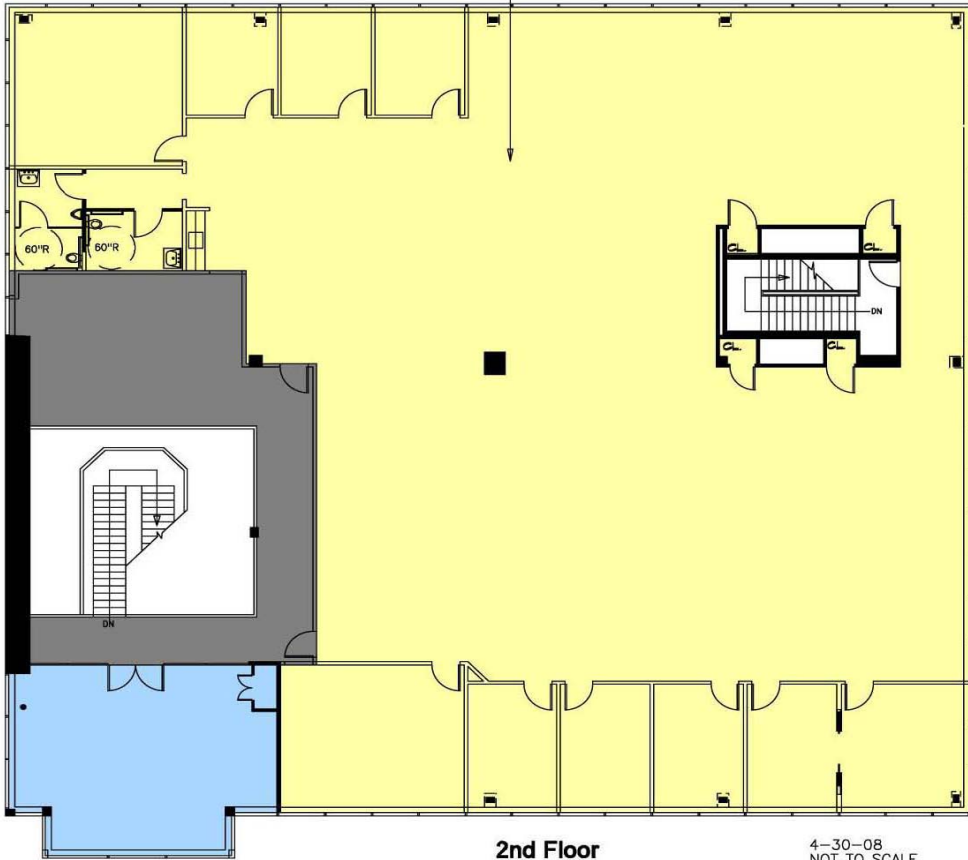
James Denton | 508.523.4815 | chipdenton@comcast.net

303 Congress Street | Boston, MA 02210 | 617.457.3400 | www.naihunneman.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

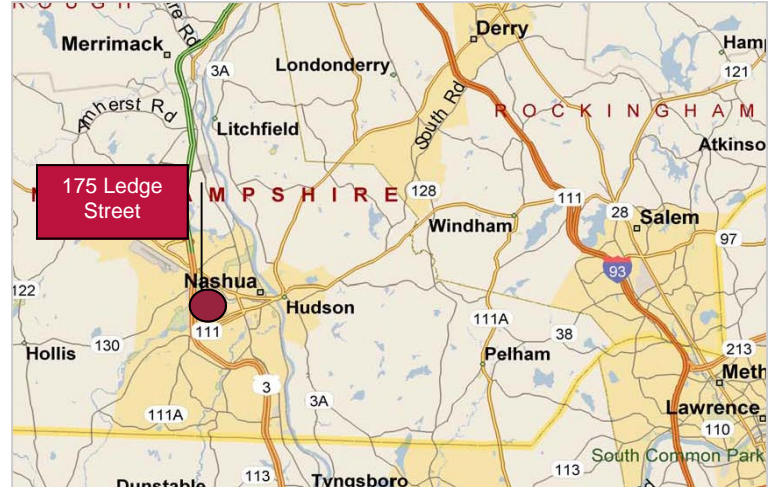
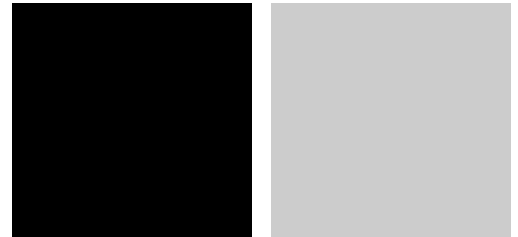
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7,805+/- R.S.F.



2nd Floor
175 Ledge Street
Nashua, NH

4-30-08
NOT TO SCALE



NAI Hunneman
Commercial Real Estate Services, Worldwide.

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