



EXECUTIVE TOWER

AT 61 SPIT BROOK ROAD

NASHUA, NEW HAMPSHIRE



FIRST-CLASS OFFICE SPACE | EXIT 1
60,000 SQUARE FEET | FIVE FLOORS

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SPECIFICATIONS

- Description:** Five-story class A office building
- Location:** Located immediately off Route 3's Exit 1 in Nashua, NH
- Year Built:** 1986
- Building Size:** 60,000 square feet
- Column Spacing:** Masonry and steel building with red brick facade, tinted ribbon windows and ballasted EPDM roof
- Parking:** 204 spaces
- HVAC:** Water source loop heat pump system
- Electrical:** 1200 amp, 277/980 volt
- Life Safety:** 100% wet sprinkler system, Simplex system monitored by local fire department, two (2) fire-rated egress stairwells
- Utilities:** **Electric:** Public Service of New Hampshire
Sewer & Water: City of Nashua
Natural Gas: KeySpan
- Elevators:** Two (2) 2,500 lb capacity elevators
- Security:** Card-key access system
- Management:** Full-time on site

Executive Tower is located at 61 Spit Brook Road in Nashua, New Hampshire – just minutes from the Massachusetts border. The building is situated immediately off Route 3's Exit 1.

Executive Tower offers first-class office space on five floors totaling 60,000 square feet and is divisible to accommodate the needs of both small and large tenants.

Visitors and tenants to the building are immediately greeted by the well-maintained parking lot and circulation roadway, professional landscaping and carefully manicured lawns. Inside the property itself, the entryway boasts a two-story atrium, elevator lobby and recently refinished common hallways.

Executive Tower is 35 miles from Boston, 20 miles from Route 128/I-95 and 10 miles from US I-495. This accessibility, along with New Hampshire's pro-business environment and a favorable tax structure, make it a highly desirable destination for new and relocating companies.

Nearby amenities include 2.5 million square feet of retail, including: Pheasant Lane Mall, supermarkets, restaurants and a recently renovated Sheraton Hotel, as well as numerous other retail services.





FOR MORE INFORMATION CONTACT:

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