

HQ OPPORTUNITY FOR OFFICE / DATA CENTER / R&D / LAB USERS

300

INNOVATIVE WAY  
AT NASHUA TECHNOLOGY PARK

**BIGGER.  
BETTER.  
INNOVATION.**

200,000 SF  
AVAILABLE  
IN NASHUA,  
NEW HAMPSHIRE



**JOHNFLATLEY**  
Company







JOIN THIS LEADING TENANT ROSTER  
WHO ALREADY CALL NTP THEIR HOME

Amphenol TCS  
A Division of Amphenol Corporation

► Benchmark

IPG  
PHOTONICS

Parallel  
WIRELESS

PLEXxi

Hewlett Packard  
Enterprise

skillsoft

# INNOVATION WANTED.

300 Innovative Way at Nashua Technology Park offers a 200,000 square-foot headquarters' opportunity for office, data center, R&D, and lab users in the highly sought-after Nashua, NH suburban market. Building 300 is positioned within NTP, a 675,000+ square-foot, interconnected Gateway Hills community. Located just 1-mile off of Route 3 at Exit 1, the first exit over the Massachusetts state line, the property is ideally located for companies that are looking to establish a powerful presence, the ability to draw exceptional talent from both NH and MA labor pools, all the while being surrounded by rich amenities and a high-performance business landscape.

At NTP, people do more than just work; they experience and grow here.

## WE'VE GOT GOOD NUMBERS.



89,246

residents in  
Nashua, NH (2018)



269,771

people living within  
a 20-minute commute



company  
headquarters  
within a 5-mile  
radius



# AT THE INTERSECTION OF WORK AND LIFE.

As a center for innovation, lifestyle and convenient work environments, Nashua Technology Park is a reflection of the fundamental change in the way people work. It's more than a workplace, it is the peace of a suburban office with the urban convenience and vibes.

## HIGHLIGHTS



Auditorium  
(80-person capacity)



Outdoor amphitheater



Gateway Hills, full-service health club



Homewood suites (on-site)



Outdoor patio with lawn games



Full-service cafeteria & grab-and-go options



Putting green



Athletic fields, tennis court, basketball court



1 mile of paved walking & biking trails



Electric car charging stations

## WORKING PARTNER

At the John Flatley Company, we provide more than just a tenant and landlord relationship – we are your partner. From your initial move-in to the time when your ready to take on something bigger, we'll do our very best to accommodate all of your needs. We're here to offer the support structure and flexibility that you need to flourish and scale your business.



# EVERYTHING YOU NEED IS HERE.

300 Innovative way at Nashua Technology Park is easily accessible and surrounded by endless opportunities for tenants to take advantage of. Walkable to almost anything you could dream up, this is a true live. work. play. highly-desirable location.

## WITHIN 3 MILES...

387

retail stores

104

restaurants

3,965

apartment units

20

fitness centers

## DRIVE TIMES

- 8 minutes to Massachusetts
- 14 minutes to Downtown Nashua
- 20 minutes to Burlington, MA
- 20 minutes to Manchester-Boston Regional Airport
- 40 minutes to Boston, MA
- 40 minutes to Boston Logan Airport



NEW, APARTMENT COMPLEX



EXIT 1

3

F.E. EVERETT TURNPIKE

EXIT 1

NH/MA State Line

Digital Drive

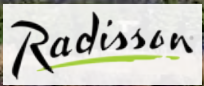
Research Drive

Innovative Way

Tara Boulevard

Innovative Way

Spit Brook Road







# 300

INNOVATIVE WAY  
AT NASHUA TECHNOLOGY PARK

**JOHN FLATLEY**  
Company

For more information,  
contact the leasing team:

**Brian Tisbert**  
Brian.Tisbert@am.jll.com  
+1 617 531 4115

**Matt Perry**  
Matt.Perry@am.jll.com  
+1 617 316 6468



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# NEW HAMPSHIRE REAL ESTATE COMMISSION

7 Eagle Square, Concord, NH 03301 Tel.: (603) 271-2219

## BROKERAGE RELATIONSHIP DISCLOSURE FORM

**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

### ***Right Now You Are A Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm

your bargaining position.

***As a customer, you can expect a real estate licensee to provide the following customer-level services:***

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

### ***To Become A Client***

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

***As a client, in addition to the customer-level services, you can expect the following client-level services:***

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print) \_\_\_\_\_

Name of Consumer (Please Print) \_\_\_\_\_

Signature of Consumer \_\_\_\_\_

Date \_\_\_\_\_

Signature of Consumer \_\_\_\_\_

Date \_\_\_\_\_

Provided by:

Licensee \_\_\_\_\_

Date \_\_\_\_\_

(Name of Real Estate Brokerage Firm) \_\_\_\_\_

\_\_\_\_\_  
(Licensees Initials) Consumer has declined to sign this form.

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.