



547 AMHERST ST

NASHUA, NH

FOR LEASE | 35,684 SF CLASS A OFFICE BUILDING

RYAN PETRACO
AARON SMITH
DAVID STUBBLEBINE
JAMES STUBBLEBINE

631.707.2577
978.654.0432
617.592.3391
617.592.3388

rpetraco@stubblebinecompany.com
asmith@stubblebinecompany.com
david@stubblebinecompany.com
james@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7,184 SF Available in Class A 35,684 SF Office Building on 1.55 Acres for Lease

PROPERTY HIGHLIGHTS

- 2.1 Miles from Route 3
- 1.7 Miles from Route 101A
- 400' of frontage on Amherst St.
- Ample on-site parking
- Numerous nearby amenities including hotels and restaurants

OFFERING SUMMARY

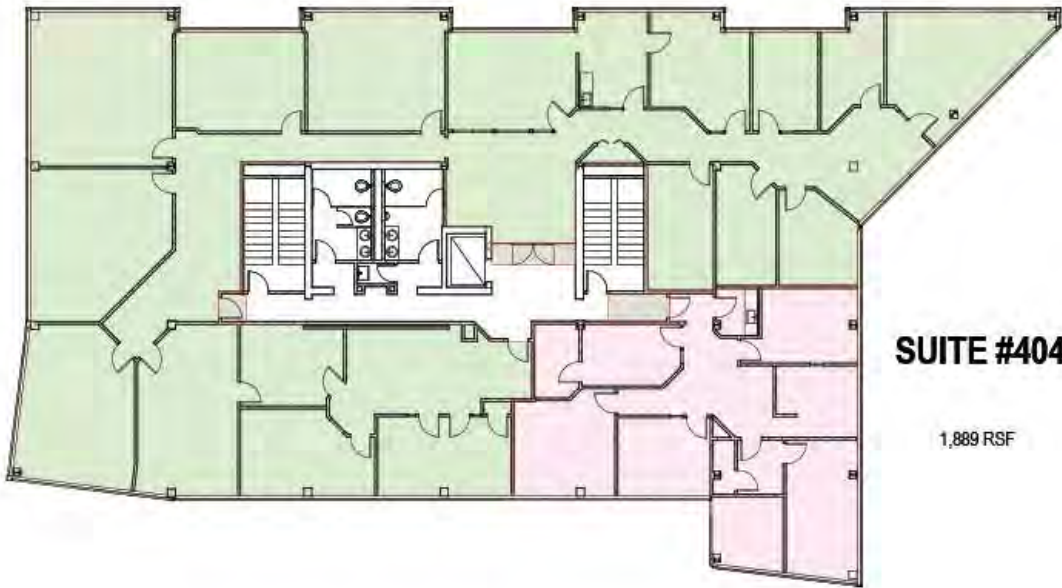
Building Size:	35,684 SF
Available SF:	7,184 SF
Lot Size:	1.55 AC
Number of Units:	23
Construction:	Steel
Sprinklers:	Wet
Elevators:	1
Parking Ratio:	3.85
Lease Rate:	Negotiable

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	10,512	39,084	88,474
Total Population	25,383	94,741	224,797
Average HH Income	\$149,815	\$125,869	\$147,741



SUITE #400
VACANT

7,184 SF



SUITE #404

1,889 RSF

FOURTH FLOOR



547 Amherst Drive, Nashua, NH

Project number	#
Date	May 2020
Scale	3/64" = 1'-0"

XM.400

LOCATION MAP



101
A



122

130

3

3

Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

547 AMHERST ST

NASHUA, NH

FOR LEASE | 35,684 SF CLASS A OFFICE BUILDING

RYAN PETRACO

631.707.2577

rpetraco@stubblebinecompany.com

AARON SMITH

978.654.0432

asmith@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL