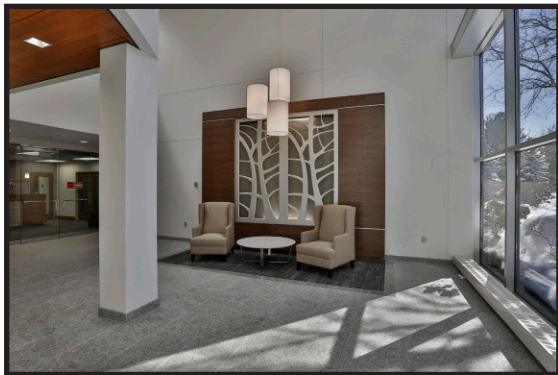


9 & 11 TRAFALGAR SQUARE
Nashua, NEW HAMPSHIRE

FOR LEASE
± 3,411 - 11,995 SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Newly Renovated 9 & 11 Trafalgar Square are Two Class A office buildings prominently located within the Trafalgar Square Office Park. They are easily accessible from either Exit 7 or 8 off of US Route 3 and located along the primary east-west Route 101A corridor. The office park is less than 15 miles from the Manchester-Boston Regional Airport. Corporate neighbors include RBC Wealth Management and Eastern Bank.

The buildings each feature private showers and locker rooms on-site, exceptional landscaping, a center courtyard with fountain, ample parking, loading dock, and a two-story atrium. Trafalgar Square is surrounded by several shopping centers, numerous restaurants, health clubs, banks and other retailers, many within a short walking distance. 9 & 11 Trafalgar Square is directly across from the Double Tree by Hilton; a 230-room full service hotel, less than 50 yards from the Residence Inn by Marriott, a 118-room extended stay suites hotel and within a 1/4 mile of the Courtyard by Marriott, Extended Stay America, and the Hampton Inn.

DEANE NAVAROLI

CELL: 603.315.0808

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OFFICE: 603.935.8939

OFFICE

Owner:

Robie Properties

Total Building:

9 Trafalgar = 32,523 Sq Ft

11 Trafalgar = 32,923 Sq Ft

Total Available Space:

9 Trafalgar

- Suite 140 = ± 3,557 SF

11 Trafalgar

- Suite 200 = ± 3,411 SF

- Suite 201 = + 5,507 SF

Contiguous: ± 8,438 SF

Parking:

3.5 Spaces per 1,000 Sq Ft

Elevators:

1 Passenger Elevator / Building

Loading:

1 dock per Building

Construction:

Steel Frame, Brick & Glass Facade

Year Constructed:

1985 / Renovated 2015

Finished Ceiling Height:

8'5"

Deck to Deck:

Floor to truss: 11'2"

Floor to deck: 13'

Power:

480/277 volts

120/208 volts

Water: Pennichuck Waterworks

Sewer: City of Nashua

Fire Protection:

Wet Sprinkler System

Telecommunications:

Comcast & FairPoint

Cable & Fiber

HVAC:

Boiler / RTU HVAC with VAV box distribution

Amenities:

Lobby and common areas renovated and updated in 2015.

Men's & Women's Shower Facilities.

Adjacent to numerous retailers, restaurants, and directly across the street from the Double Tree by Hilton; a 230-room full service hotel with an attached parking garage, only 50 yards from the Residence Inn by Marriott, a 118-room extended stay hotel and less than a 1/4 mile of the Courtyard by Marriott, Extended Stay America, and the Hampton Inn.

Conveniently located along route 101A, NH's primary East-West corridor, and located directly off of Exit 8 of the FE Everett Turnpike, NH's primary North-South Highway. Less than 20 minutes from the Manchester-Boston Regional Airport.

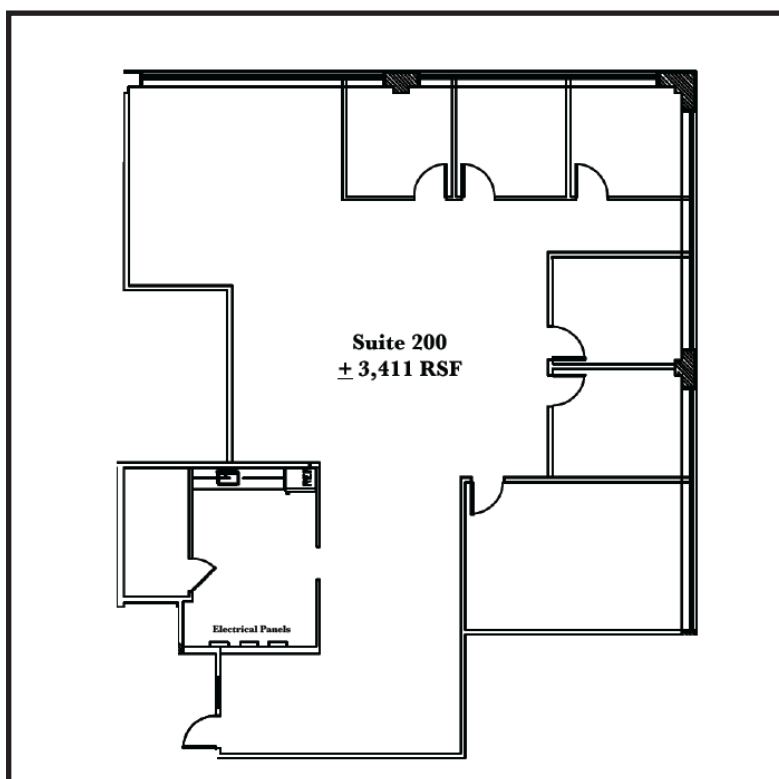
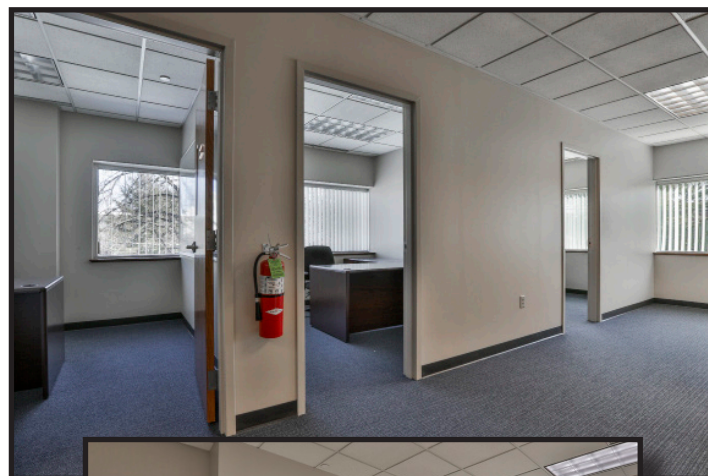
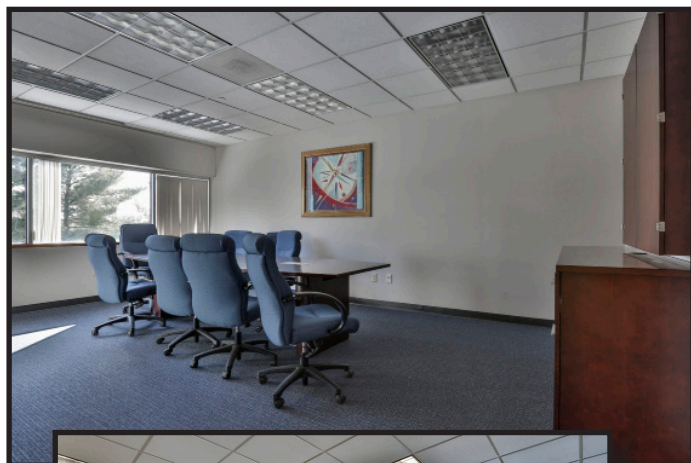
9 TRAFALGAR SQUARE

SUITE 140 - ± 3,557 Sq Ft

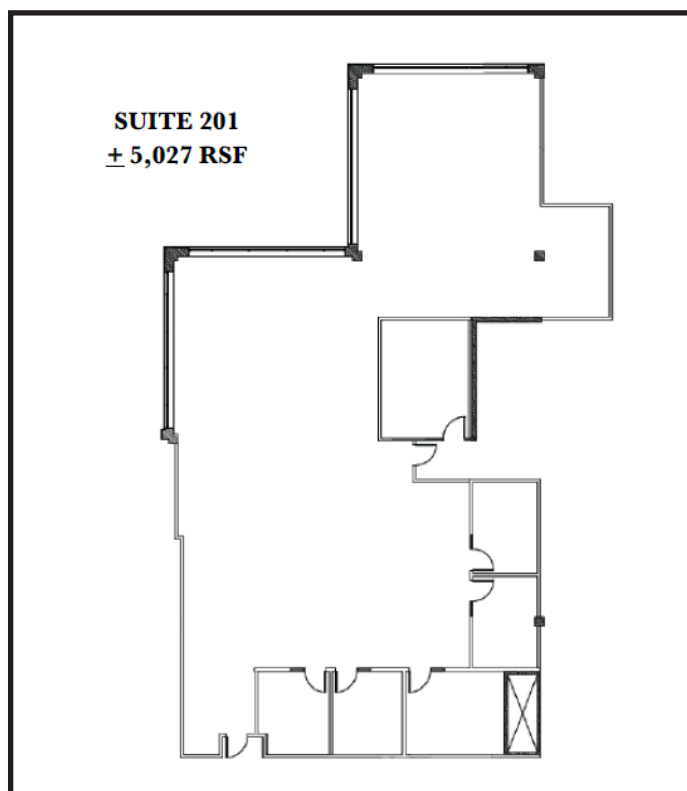
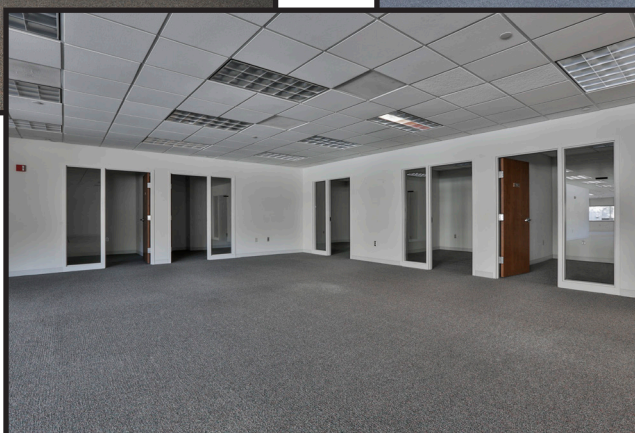
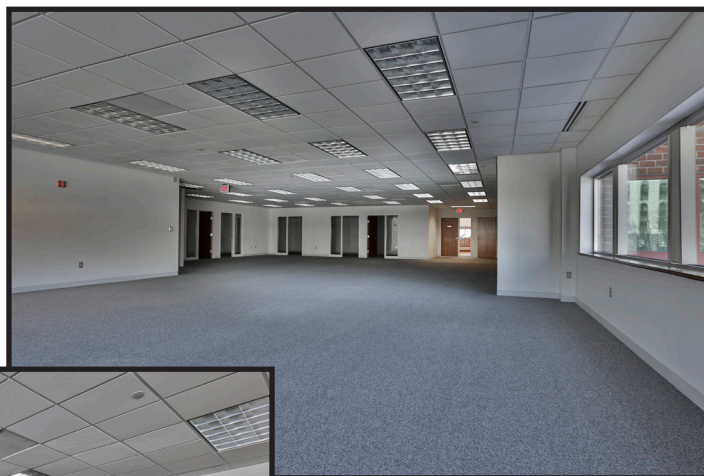
LOBBY



SUITE 200 - \pm 3,411



SUITE 201 - ± 5,027 Sq Ft





NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

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.

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

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.