FLEXIBLE USE BUILDING | DOWNTOWN NASHUA | 2,500+/- SF | DMU ZONING

35 E Pearl Street, Nashua, NH 03060



PROPERTY DESCRIPTION

35 East Pearl Street presents a well-maintained, two-story office building totaling approximately 2,500+/-SF, located in Nashua's Downtown Mixed Use (DMU) district. The property will be delivered vacant, offering immediate opportunity for an owner-user or investor.

Strategically positioned in downtown Nashua, the property is within walking distance to the courthouse, municipal offices, and Main Street amenities, providing strong accessibility for professional office users. The location also benefits from convenient access to public transportation, including local bus routes, commuter rail connections in nearby communities, and regional access to Manchester-Boston Regional Airport and Boston Logan International Airport.

OFFERING SUMMARY

Status:	For Sale
Asking price:	$475,000
Lot size:	0.088 acres
Building size:	3,726 SF
Available Space:	2,548SF
Floors:	2
Signage:	On-building

KEY HIGHLIGHTS

- Building to be delivered vacant, offering flexibility for owner-user or investor repositioning
- Flexible DMU zoning allows for office, retail, or potential residential conversion (subject to approvals)
- Located in downtown Nashua in close proximity to the courthouse, municipal offices, and Main Street amenities
- Strong walkability to restaurants, retail, and professional services
- On-site parking with additional nearby leased spaces and on-street metered parking available
- Efficient ~2,500 SF layout suitable for professional office, medical, or boutique service users
- Recent building updates including improvements to major systems, mechanicals, interior finishes, and exterior elements
- Established downtown location with a mix of office, mixed-use, and residential properties supporting long-term demand
- Convenient access to major routes, public transportation, and regional connectivity

KW COMMERCIAL

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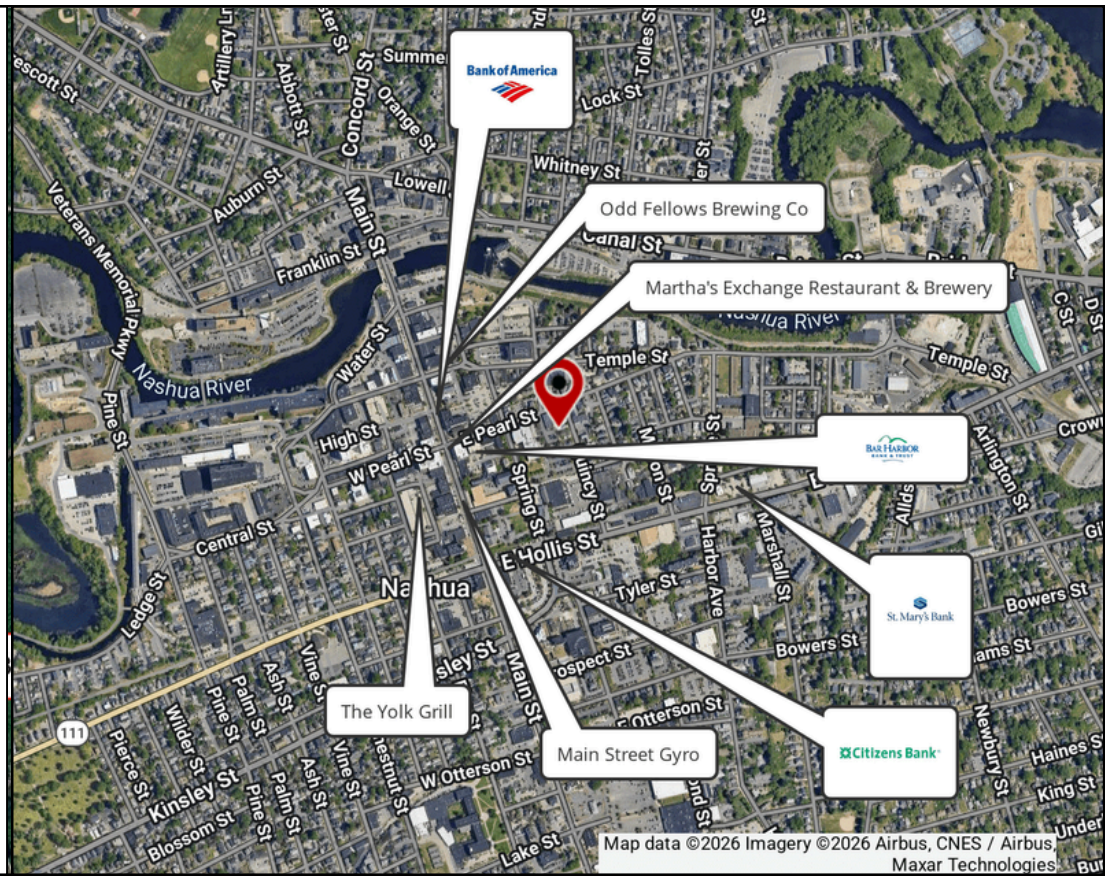


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LOCATION HIGHLIGHTS

- Located in downtown Nashua on East Pearl Street between Main Street and Franklin Street
- Situated on a quiet side street just one block from the main commercial corridor
- Within walking distance to restaurants, retail, professional services, and downtown amenities
- Close proximity to Southern New Hampshire Medical Center
- Near the 9th Circuit Court – Nashua District Division
- Ideal location for medical, legal, and professional office users
- Accessible to public transportation via the Nashua Transit System
- Convenient access to Everett Turnpike (US Route 3)
- Easy connectivity to Manchester, the Massachusetts border, and the greater Boston area










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Total: 2397 sq. ft
1st Floor: 1126 sq. Ft, 2nd Floor: 1125 sq. Ft, 3rd Floor: 146 sq. ft
Excluded Areas: Undefined: 21 sq. Ft, Low Ceiling: 125 sq. Ft, Attic: 48 sq. Ft,
Room: 276 sq. Ft, Hall: 30 sq. Ft, Walls: 226 sq. ft

Actual Sizes And Dimensions May Vary. Create By The Use Of A Lidar Camera And A 3rd Party Application.

S and B Connections

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State of New Hampshire

OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION

7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

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 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: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	

_____consumer has declined to sign this form
(Licensees Initials)

To check on the license status of a real estate firm or licensee use the licensee look up at oplc.nh.gov
Inactive licensees *may not practice real estate brokerage.* *8/18/17*

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 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 service 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.