

FOR LEASE

Brady-Sullivan Building ~ 1230 Elm Street



**Manchester,
New Hampshire**

**120,000
Square Feet
Sub-Dividable**

Distinguished landmark building with prime Elm Street exposure. Excellent opportunity to lease within this recently renovated Class-A office building within the Central Business District. The building features three passenger elevators, granite lobby, and parking garage. Custom space planning and turn-key fit-up make this an unbeatable leasing opportunity.

Amenities for this beautifully updated building include abundant natural light, westerly views and downtown Manchester outside your door. The property is located just off I-293 and is easily accessible from Routes 101 and I-93. Amenities in the immediate area include downtown Manchester's numerous restaurants, hotels and retail services. In addition, the Mall of New Hampshire and Manchester Airport are just minutes away.



For more information,
please contact:
Charles N. Panasis
603-622-6223 Ext. 1022
cpanasis@bradysullivan.com



(Brady Sullivan Properties offers turn-key, custom design fit-up.)

Brady•Sullivan Properties
670 Commercial Street, Suite 303
Manchester, NH 03101
Fax: 603-622-7342
www.bradysullivan.com

Brady-Sullivan Building ~ 1230 Elm Street



For more information, please contact:
Charles N. Panasis 603-622-6223 Ext. 1022
cpanasis@bradysullivan.com



Brady•Sullivan Properties
670 Commercial Street, Suite 303
Manchester , NH 03101
Fax: 603-622-7342
www.bradysullivan.com

Specifications

Building Area:	120,000+/- square feet
Land Area:	0.45+/- acres
Zoning:	B-2; Commercial
Year Built:	100% renovated in 1999
Stories:	5
Construction:	Steel frame, brick and stucco exterior
Roof:	Rubber membrane
Ceiling Height:	Predominantly 9' throughout
Lighting:	Flush fluorescent fixtures with parabolic lenses
Windows:	Insulated glass in fixed aluminum frames
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480 volt, 3-phase
Parking:	23 spaces in parking garage, plus 200 offsite
HVAC:	Gas-fired rooftop unit
Fire Safety:	Fully sprinklered; emergency lighting and pull stations throughout
Elevator:	Three passenger elevators
Security:	Card key access

All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.