

BRADY SULLIVAN PLAZA

1000 ELM STREET • MANCHESTER, NH

NH's Premier Business Address

Excellent opportunity to lease office and retail space at the Brady Sullivan Plaza in downtown Manchester. This landmark, 326,000 SF, 20-story office tower and adjacent retail plaza boasts Class A office and retail space with flexible floor plates in a convenient location.

Occupying an entire city block in the heart of downtown Manchester, Brady Sullivan Plaza features on-site retail shops, banking, covered parking, on-site security, and card key access to the building. The Manchester Boston Airport and Mall of New Hampshire are only minutes away.

This Class A facility is located off I-293 and is easily accessible from I-93 and Route 101. Turn key fit up along with custom space planning, design and consulting are offered by Brady Sullivan Properties.

SPECIFICATIONS:

Building Area:	328,610 SF (Office Tower- 254,228 SF/Retail mall- 74,382 SF)
Land Area:	3.6 acres (Full city block)
Zoning:	B-4 Central Business District
Year Built:	1973 (Renovated in 2002)
Stories:	20
Elevators:	10
Construction:	Steel frame with facade of insulated porcelain
Roof:	Inverted rubber membrane
Lighting:	Fluorescent fixtures
Loading:	Two loading docks with levelers
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	Two 2500 KVA, 480/277 volt, three phase
Parking:	4:1,000 covered
HVAC:	Two 610-ton electric drive centrifugal chillers provide cooling. Electric baseboards and perimeter heating coils provide heating.
Fire Safety:	Wet Sprinkler with fire protection system
Security:	Security guard service 24/7/365



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.

For more information, please contact:

Charles N. Panasis 603-657-9725

Cell: 603-799-6926 • cpanasis@bradysullivan.com

Benjamin S. Kelley 603-657-9726

Cell: 603-231-1240 • bkelly@bradysullivan.com

James F. Tobin 603-315-4668

Cell: 603-315-4668 • jtobin@bradysullivan.com

FOR LEASE

BRADY SULLIVAN PLAZA
1000 ELM STREET
MANCHESTER, NH



BRADY SULLIVAN
P R O P E R T I E S

670 Commercial Street, Suite 303, Manchester, NH 03101
www.bradysullivan.com