

OFFICE SPACE FOR LEASE

1000 ELM STREET | MANCHESTER, NH



AVAILABLE ±328,610 SF

FEATURES

- ✓ Conference Room Space
- ✓ Prominent Visibility & Signage
- ✓ Abundance of Parking



www.bradysullivan.com



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Manchester, NH 03101
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BRADY SULLIVAN
P R O P E R T I E S

1000 ELM STREET | MANCHESTER, NH

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:	Liberty Utilities
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.

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P R O P E R T I E S

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