

OFFICE SPACE FOR LEASE

1750 ELM STREET | MANCHESTER, NH

AVAILABLE ±212,000 SF

FEATURES

- ✓ Premium downtown location
- ✓ On-site restaurant & gym
- ✓ Abundant parking



www.bradysullivan.com



670 N. Commercial Street, Suite 303
Manchester, NH 03101
603-622-6223

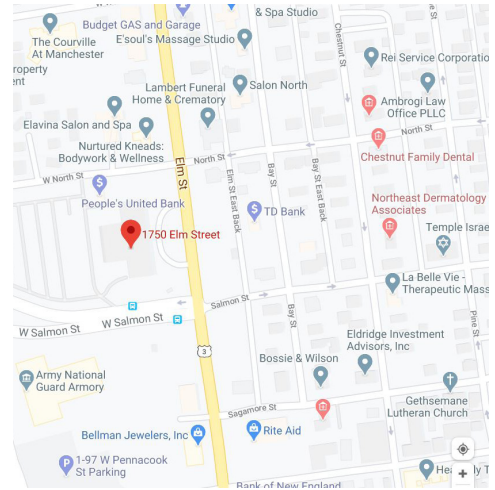
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1750 ELM STREET | MANCHESTER, NH

This ± 212,000 SF facility boasts Class A office space in a convenient downtown location. This 12-story office tower features the most advanced redundant data, telecommunications and power infrastructure available. Amenities include an on-site cafeteria, excellent parking and convenience to all major activities. The Manchester Airport, Mall of New Hampshire and downtown are only minutes away. This Class A facility is located off of Rt 293 and is easily accessible from Rt 93 and Rt 101. Turnkey fit up along with architectural design and consulting are offered free of charge at Brady Sullivan Properties.

SPECIFICATIONS

BUILDING AREA:	212,000 ± square feet
LAND AREA:	9.33 ± Acres
ZONING:	Business-4 CBD
YEAR BUILT:	1972
STORIES:	12-Tower/4-Annex
CONSTRUCTION:	Steel frame with granite block exterior
ROOF:	Rubber membrane/
CEILING HEIGHT:	Predominantly 12 foot
LIGHTING:	Direct fluorescent track and recessed lighting
WINDOWS:	Double pane insulated windows
WATER/SEWER:	Municipal
GAS:	Liberty Utilities
FIRE SAFETY /SPRINKLER:	Wet sprinklered with fire protection system
ELECTRICAL:	34,500 AMP/480 Volt 3-Phase power
PARKING:	Ample
HVAC:	Constant volume electric rooftop heat pump system
ELEVATOR:	Five hydraulic passenger
SECURITY:	Card key access and surveillance cameras with nightly security patrol



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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For more information, please contact:

Charles Panasis

603-799-6926 cpanasis@bradysullivan.com

Derek Lawton

978-319-2508 dlawton@bradysullivan.com

James Tobin

603-315-4668 jtobin@bradysullivan.com

Jamison Bibaud

603-715-6652 jbibaud@bradysullivan.com