

# BRADY SULLIVAN TOWER

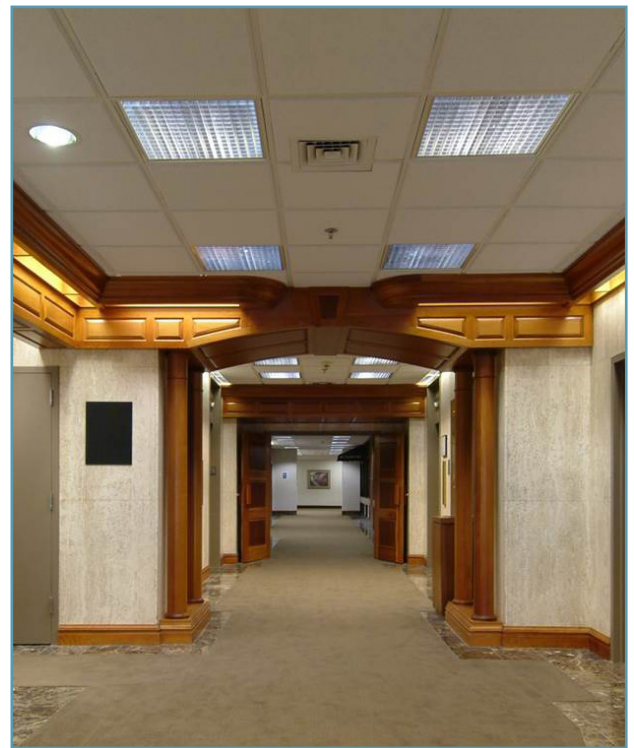
## 1750 ELM STREET • MANCHESTER, NH

Excellent Opportunity to lease at the Brady Sullivan Tower in downtown Manchester. This 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 Rt 293 and is easily accessible from Rt 93 and Rt 101. Turn key fit up along with architectural design and consulting are offered free of charge at Brady Sullivan Properties.

### SPECIFICATIONS:

<b>Building Area:</b>	212,000 +/- square feet
<b>Land Area:</b>	9.33 +/- Acres
<b>Zoning:</b>	Business-4 CBD
<b>Year Built:</b>	1972
<b>Stories:</b>	12-Tower/4-Annex
<b>Construction:</b>	Steel frame with Granite block exterior
<b>Roof:</b>	Rubber membrane/
<b>Ceiling Height:</b>	Predominantly 12 foot
<b>Lighting:</b>	Direct fluorescent track and recessed lighting
<b>Windows:</b>	Double Pane insulated windows
<b>Water/Sewer:</b>	Municipal
<b>Gas:</b>	Keyspan
<b>Fire Safety /Sprinkler:</b>	Wet sprinklered with fire protection system
<b>Electrical:</b>	34,500 AMP/480 Volt 3-Phase power
<b>Parking:</b>	Ample
<b>HVAC:</b>	Constant volume electric rooftop heat pump system
<b>Elevator:</b>	Five hydraulic passenger
<b>Security:</b>	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.*

For more information, please contact:

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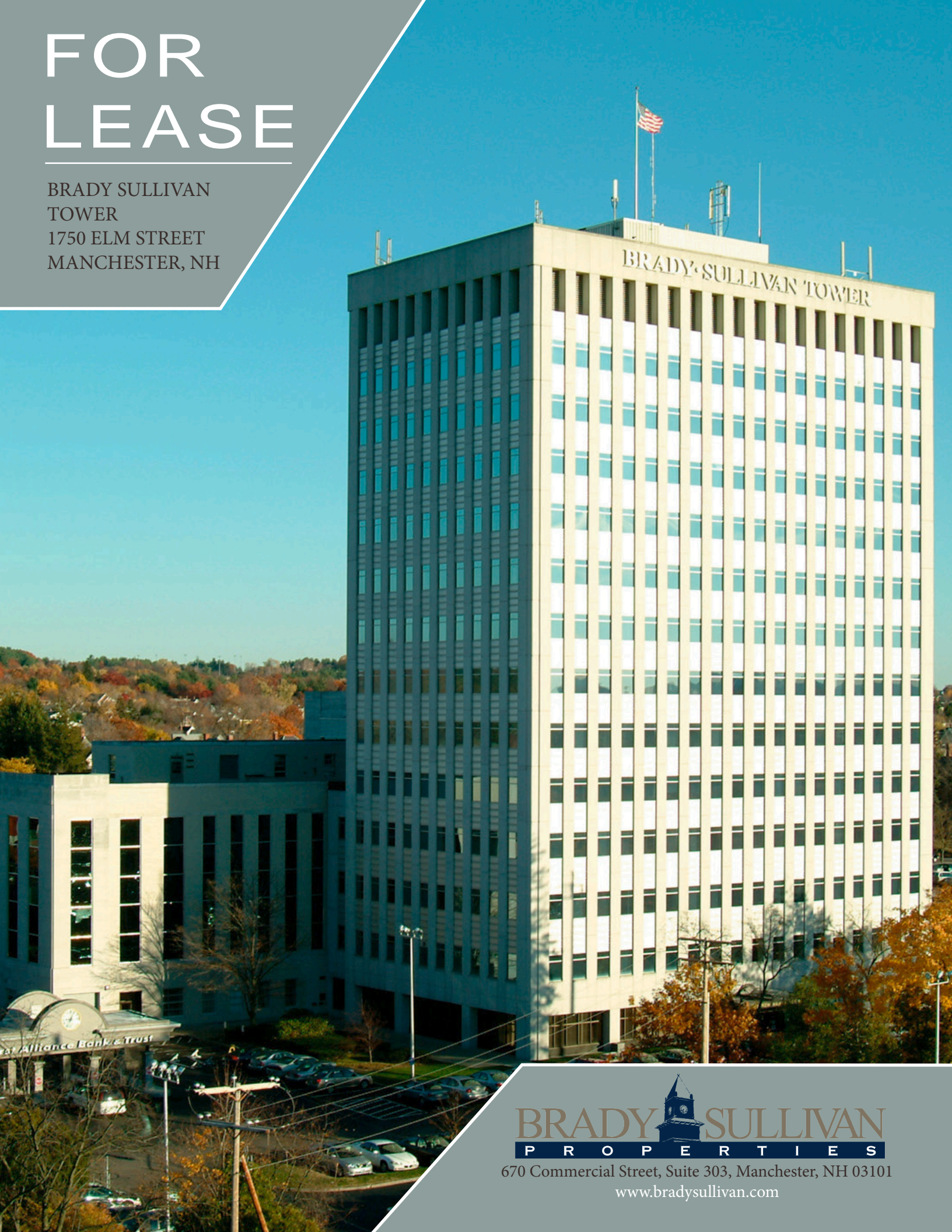
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# FOR LEASE

BRADY SULLIVAN  
TOWER  
1750 ELM STREET  
MANCHESTER, NH



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P R O P E R T I E S

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