

CITY HALL PLAZA • 900 ELM STREET

Excellent opportunity to lease office space at the City Hall Plaza in downtown Manchester. This landmark 216,910 SF 19-story office tower boasts Class A office space with flexible floor plates in a convenient location.

At 275 feet in height, it is the tallest building in the City of Manchester, the State of New Hampshire, and northern New England. The lobby of City Hall Plaza provides a warm elegance, highlighted by cherry wood and etched bronze as well as black, rose and gray granite. Detailed columns are focal points that lead to eight high-speed elevators to access the tenant floors above.

This Class A facility in a centralized location provides easy access to I-293, I-93, Route 101, F.E. Everett Turnpike and Route 3. Turn key fit up along with custom space planning, design and consulting are offered by Brady Sullivan Properties.

SPECIFICATIONS:

Site Area: 0.313 acres

IMPROVEMENT DETAILS

Building Profile: Class A, high-rise office tower
Year Built: 1992
Building Rentable Area: 216,910 SF
Stories: Nineteen (19) with penthouse mechanicals on the 20th

CONSTRUCTION

Structure: Structural steel frame with corrugated metal floor decking
Lobby: Granite floor coverings and granite walls with cherry wood and etched bronze accents

Roof: EPDM rubber ballasted with concrete pavers; pitched roofs over mechanical penthouse and main lobby consist of standing seam metal

Finished Ceiling Height: 9'

Parking: Seventy-six (76) structured spaces located in a 2.5-level garage on floors two, three and a portion of four

BUILDING SYSTEMS

Elevators:
Floors 1-2 - Three (3) Otis traction elevators with 3,000 lb capacity
Floors 1-20 - Four (4) Otis traction elevators with 3,000 lb capacity
Service - One (1) Otis traction elevator with 4,000 lb capacity

HVAC System: Two 1991 320-ton Trane chillers, two 1991 Marley cooling towers rated at 810 GPM each.

Energy Management: A Honeywell energy management system provides DDC control of major mechanical equipment; EBI upgraded in 2013

Electrical Service: 34.5 KV utility feeds to a 480/277 volt, 2,500 kVa transformer with leads extended to a 4,000 amp main switch in the main switchboard

Emergency Power: One (1) 1991- vintage generator with 350 kW capacity and associated 225-gallon above-ground storage tank

Life Safety: Fully wet-sprinklered with a Honeywell addressable fire alarm system.

Security: 24-hour card access system; multiple security cameras in perimeter areas

Utilities:
Water/Sewer City of Manchester
Electricity PSNH - Delivery
Constellation Energy - Supplier
Gas Liberty Utilities
Telecom AT&T, Verizon

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

CITY HALL PLAZA
900 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