

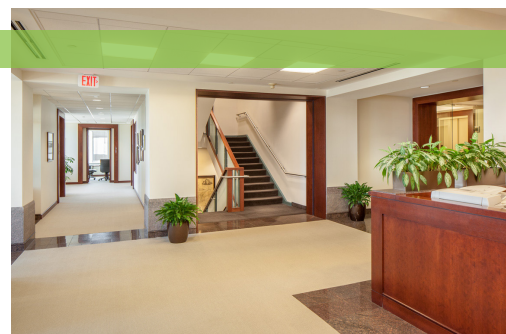
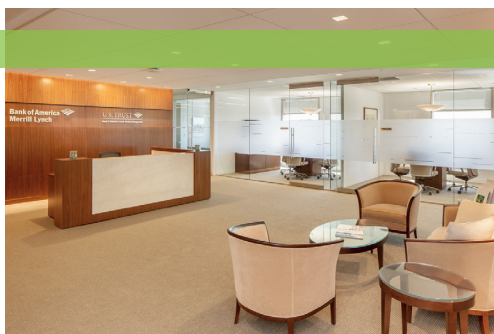
OFFICE SPACE FOR LEASE

900 ELM STREET | MANCHESTER, NH

AVAILABLE **±216,910 SF**

FEATURES

- ✓ Convenient downtown location
- ✓ Easy highway access
- ✓ Flexible floorplans



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

900 ELM STREET | MANCHESTER, NH

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. 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. Turnkey fit up along with custom space planning, design and consulting are offered by Brady Sullivan Properties.

SPECIFICATIONS

BUILDING AREA:	± 216,910 SF (19-story office tower)	ELECTRIC:	34.5 KV utility feeds to a 480/277 volt, 2,500 kVa transformer with leads extended to a 4,000 am main switch in the main switchboard
LAND AREA:	.313 acres		
ZONING:	B-4 Central Business District		
YEAR BUILT:	1992		
STORIES:	20		
ELEVATORS:	Floors 1-2 - Three Otis traction elevators with 3,000 lb capacity; Floors 1-20 - Four Otis traction elevators with 3,000 lb capacity; One Otis traction elevator with 4,000 lb capacity	PARKING:	Seventy-six structured spaces located in a 2.5-level garage on floors two, three and a portion of four
CONSTRUCTION:	Steel frame with corrugated metal floor decking	HVAC:	Two 1991 320-ton Trane chillers, two 1991 Marley cooling towers rated at 810 GPM each
ROOF:	EPDM rubber ballasted with concrete pavers	FIRE SAFETY:	Wet Sprinkler with a Honeywell addressable fire protection system
LIGHTING:	Fluorescent fixtures	SECURITY:	24-hour card access system; multiple security cameras in perimeter areas
LOADING:	One loading docks with levelers		
WATER/SEWER:	Municipal		
GAS:	Liberty Utilities		

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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