

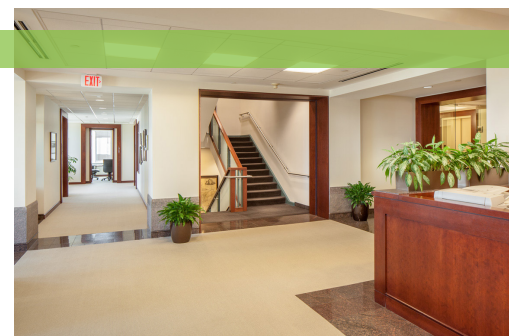
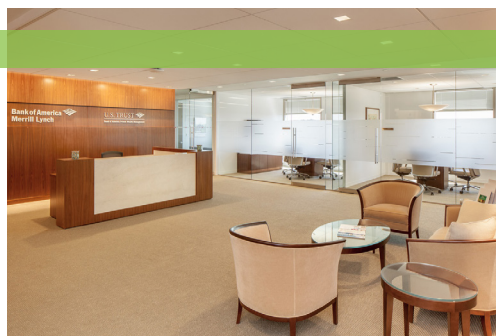
# OFFICE SPACE FOR LEASE

900 ELM STREET | MANCHESTER, NH

## CITY HALL PLAZA

### FEATURES

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



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**BRADY • SULLIVAN**  
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# 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

<b>BUILDING AREA:</b>	± 216,910 SF (19-story office tower)	<b>ELECTRIC:</b>	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
<b>LAND AREA:</b>	.313 acres	<b>PARKING:</b>	Seventy-six structured spaces located in a 2.5-level garage on floors two, three and a portion of four
<b>ZONING:</b>	B-4 Central Business District	<b>HVAC:</b>	Two 1991 320-ton Trane chillers, two 1991 Marley cooling towers rated at 810 GPM each
<b>YEAR BUILT:</b>	1992	<b>FIRE SAFETY:</b>	Wet Sprinkler with a Honeywell addressable fire protection system
<b>STORIES:</b>	20	<b>SECURITY:</b>	24-hour card access system; multiple security cameras in perimeter areas
<b>ELEVATORS:</b>	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		
<b>CONSTRUCTION:</b>	Steel frame with corrugated metal floor decking		
<b>ROOF:</b>	EPDM rubber ballasted with concrete pavers		
<b>LIGHTING:</b>	Fluorescent fixtures		
<b>LOADING:</b>	One loading docks with levelers		
<b>WATER/SEWER:</b>	Municipal		
<b>GAS:</b>	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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