

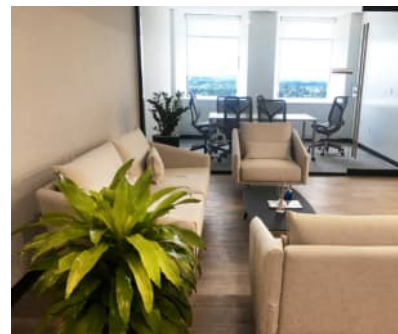
BRADY SULLIVAN TOWER

1750 ELM STREET | MANCHESTER, NH

OFFICE SPACE FOR LEASE

FEATURES

- ✓ Prime Downtown Location
- ✓ On-Site Amenities: Cafe & Fitness Center
- ✓ Flexible Turnkey Suites



www.bradysullivan.com



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Manchester, NH 03101
603-622-6223

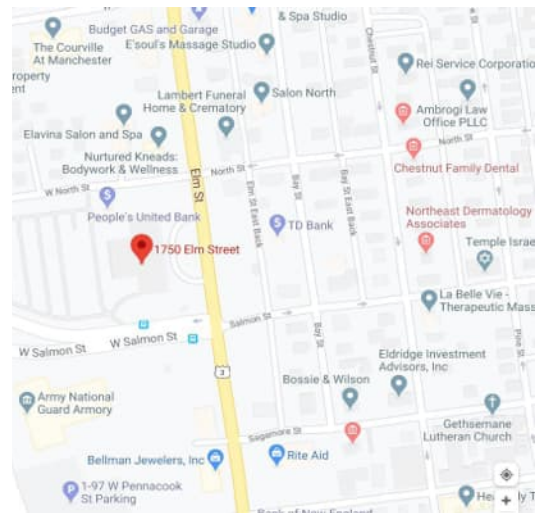
BRADY • SULLIVAN
P R O P E R T I E S

1750 ELM STREET | MANCHESTER, NH

212,000± SF Class A office tower in a prime downtown location. The 12-story building features efficient floor plates, quality infrastructure, and a professional tenant environment. Amenities include an on-site cafeteria and ample parking, with immediate access to Routes 293, 93, and 101. Located minutes from Manchester-Boston Regional Airport, the Mall of New Hampshire, and downtown amenities. Turnkey fit-up and complimentary architectural design services available.

SPECIFICATIONS

BUILDING SIZE:	212,000± SF
AVAILABLE SF:	Suite 13: 2,222± SF; Suite 101: 2,280± SF; Suite 104: 4,685± SF; Suite 105: 2,398± SF; Suite 201B: 2,829± SF; Suite 900: 10,968± SF; Suite 1000: 10,968± SF
ACREAGE:	9.33± Acres
ZONING:	DT-1 Downtown District - Center
YEAR BUILT:	1972
STORIES:	12-Tower/4-Annex
ELEVATORS:	5
CEILING HEIGHT:	12'±
UTILITIES:	Municipal Water & Sewer; Gas (Liberty Utilities)
POWER:	34,500A, 480V, 3-phase
PARKING:	Ample
HVAC:	Constant Volume Rooftop Heat Pump
FIRE PROTECTION:	Wet Sprinkler System
SECURITY:	Card Key Access, Cameras & Nightly 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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