

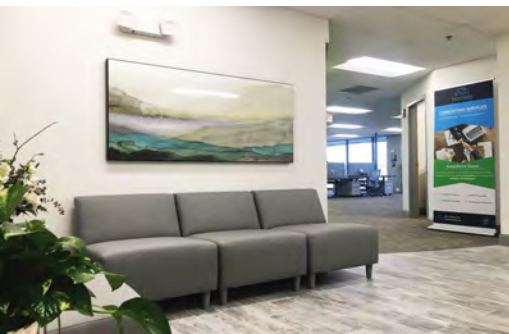
BRADY SULLIVAN PLAZA

1000 ELM STREET | MANCHESTER, NH

OFFICE & RETAIL FOR LEASE

FEATURES

- ✓ Full Building Renovation (2024-2025)
- ✓ Structured Parking Garage On-Site
- ✓ Prominent Downtown Location



www.bradysullivan.com



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BRADY • SULLIVAN
P R O P E R T I E S

1000 ELM STREET | MANCHESTER, NH

This landmark 326,000± SF, 20-story mixed-use office tower and adjacent retail plaza boasts Class A office and retail space, as well as over 200 luxury apartment units. Occupying an entire city block in the heart of downtown Manchester, Brady Sullivan Plaza features on-site retail shops, banking, covered parking, on-site security, and card key access to the building. This Class A facility is located off I-293 and is easily accessible from I-93, Route 101, Boston Airport and Mall of New Hampshire. Turn key fit up along with custom space planning, design and consulting are offered by Brady Sullivan Properties.

SPECIFICATIONS

BUILDING SIZE:	328,610± SF Office: 254,228± SF Retail: 74,382± SF
AVAILABLE SF:	Suite 13 & 13A: 1,600± SF Suite 18: 3,001± SF Suite 800: 5,438± SF
ACREAGE:	3.6 Acres (full city block)
ZONING:	DT-2 Downtown District - Core
YEAR BUILT:	1973 (Renovated in 2002)
STORIES:	20
ELEVATORS:	10
LOADING:	Two Loading Docks with Levelers
UTILITIES:	Municipal Water & Sewer; Gas (Liberty Utilities)
POWER:	(2) 2500 KVA, 480/277V, 3-phase
PARKING:	Attached 6-Story Structured Garage
HVAC:	Central Chiller System with Electric Baseboard and Perimeter Heating
FIRE PROTECTION:	Wet Sprinkler System
SECURITY:	On-Site Security Guard Service



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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P R O P E R T I E S

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