

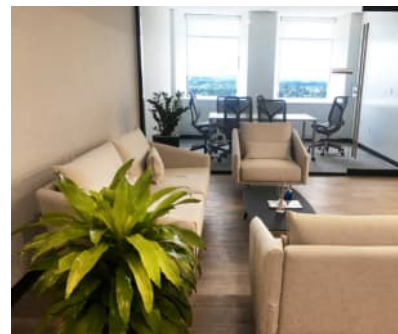
# BRADY SULLIVAN TOWER

1750 ELM STREET | MANCHESTER, NH

## OFFICE SPACE FOR LEASE

### FEATURES

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



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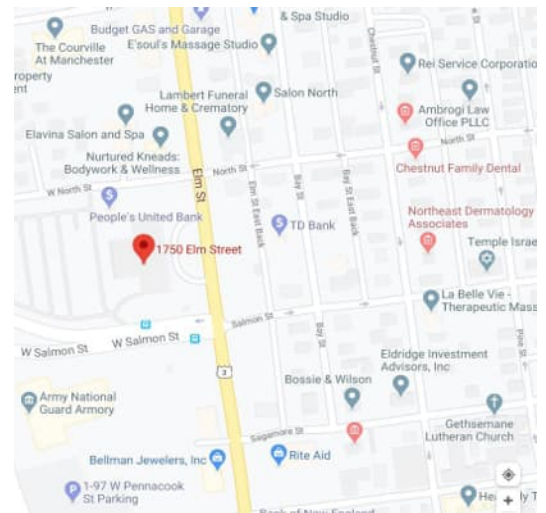
**BRADY • SULLIVAN**  
P R O P E R T I E S

# 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

<b>BUILDING SIZE:</b>	212,000± SF
<b>AVAILABLE SF:</b>	Suite 13: 2,222± SF; Suite 101: 2,384± SF; Suite 104: 4,175± SF; Suite 105: 2,205± SF; Suite 201C: 2,829± SF; Suite 900: 10,968± SF; Suite 1000: 10,968± SF
<b>ACREAGE:</b>	9.33± Acres
<b>ZONING:</b>	DT-1 Downtown District - Center
<b>YEAR BUILT:</b>	1972
<b>STORIES:</b>	12-Tower/4-Annex
<b>ELEVATORS:</b>	5
<b>CEILING HEIGHT:</b>	12'±
<b>UTILITIES:</b>	Municipal Water & Sewer; Gas (Liberty Utilities)
<b>POWER:</b>	34,500A, 480V, 3-phase
<b>PARKING:</b>	Ample
<b>HVAC:</b>	Constant Volume Rooftop Heat Pump
<b>FIRE PROTECTION:</b>	Wet Sprinkler System
<b>SECURITY:</b>	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.*

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

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