



CLASS A OFFICE FOR LEASE

# City Hall Plaza

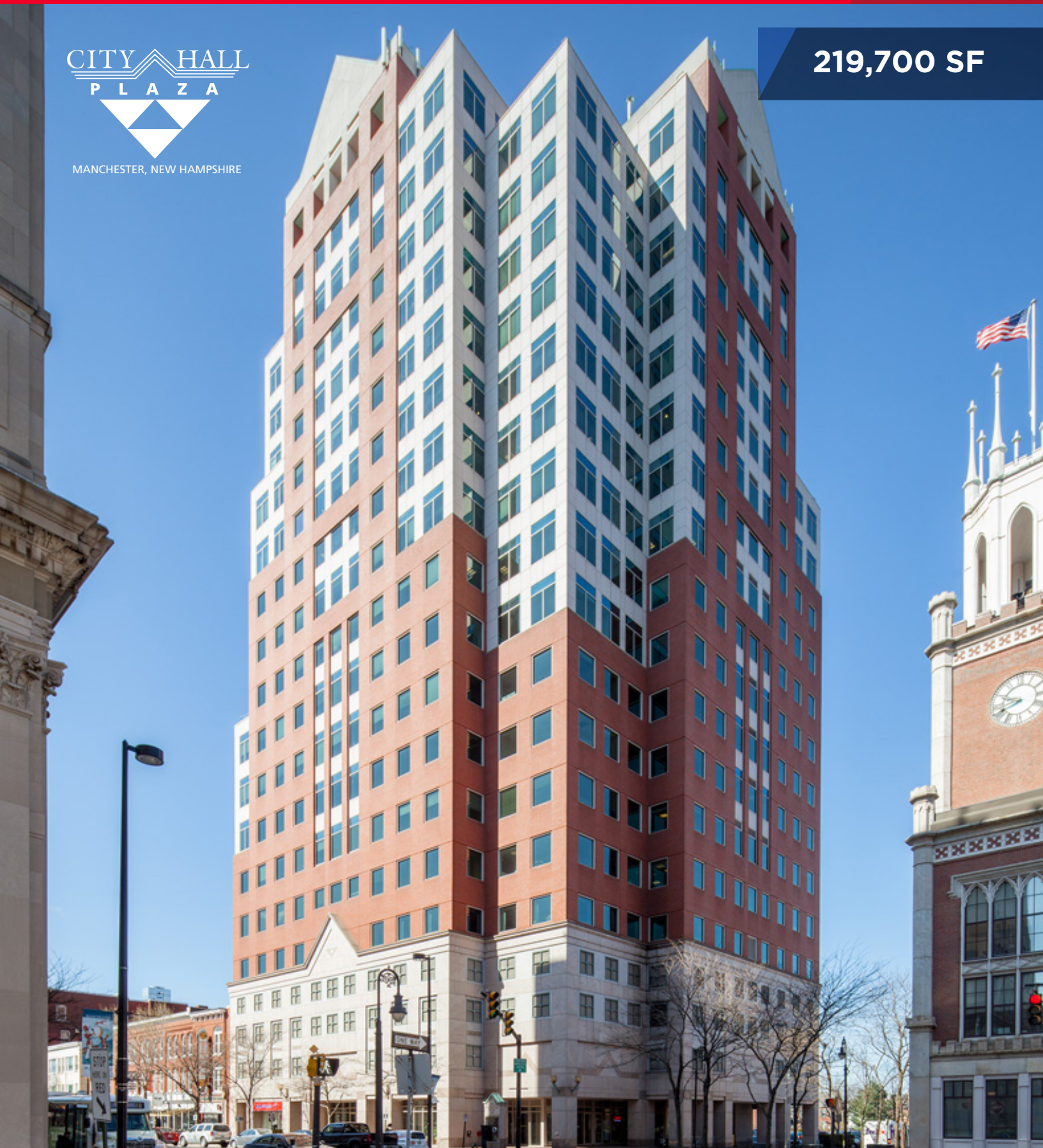
900 ELM STREET

Manchester, New Hampshire

CITY HALL  
PLAZA

MANCHESTER, NEW HAMPSHIRE

219,700 SF



City Hall Plaza is a 219,700 square foot “best-in-class” trophy-quality office building situated in the heart of Manchester’s Central Business District. Constructed in 1992, City Hall Plaza is the newest office tower in the Manchester area and at 19 stories, the tallest in the City of Manchester, the State of New Hampshire, and northern New England. Designed by Lavallee Brensinger Architects, the building is recognizable as the iconic feature on the Manchester skyline.

The lobby provides a warm elegance, with finishes of black, rose and gray granite highlighted by cherry wood and etched bronze. The lobby features eight high-speed elevators, an ATM, gourmet coffee shop serving breakfast and lunch and a lobby concierge. Other on-site amenities include professional property management by one of the region’s largest and most experienced owners, Brady Sullivan Properties, and structured parking. The efficient floorplates are easily divisible for small and large tenants alike. The central service core maximizes window lines, providing an abundance of natural light and sweeping views of the historic city and Merrimack River.

City Hall Plaza tenants include McLane, Graf, Raulerson & Middleton, Citizens Bank, Nixon Peabody and Bank of America. The immediate area is home to numerous educational institutions including Southern New Hampshire University, University of New Hampshire, Massachusetts College of Pharmacy and Health Sciences and the New Hampshire Institute of Art.

Elm Street, also known as Route 3, is one of Manchester’s main thoroughfares and offers a wide range of retail conveniences, financial services, restaurants and entertainment options including the Palace Theatre and the Verizon Wireless Arena. City Hall Plaza’s centralized location provides excellent access to major highways including I-293, I-93, the F.E. Everett Turnpike, Routes 3, 3A and 101.

### Property Features

- 19-story, 219,700-square foot, trophy-quality office tower in the heart of the Manchester CBD
- On-site amenities include an ATM, gourmet coffee shop, lobby concierge, property management and parking garage
- Amenities within walking distance including retail, restaurants, the full service Manchester YMCA, the Palace Theatre, Currier Museum of Art and the Verizon Wireless Arena
- Swift access to I-293, I-93, the F.E. Everett Turnpike and Routes 3 and 101

### Property Highlights

<b>BUILDING SIZE</b>	219,700 SF
<b>BUILDING TYPE</b>	Class A office
<b>LAND AREA</b>	0.313 acres
<b>YEAR BUILT</b>	1992
<b>FLOORS</b>	19 (with 20th-floor mechanical penthouse)
<b>ELEVATORS</b>	Seven passenger (3,000-pound capacity), one service (4,000-pound capacity)
<b>CEILING HEIGHT</b>	9'
<b>PARKING</b>	76 structured spaces in a two-and-a-half level garage (floors 2, 3 and a portion of 4). Area garages and street parking also available.
<b>LOADING</b>	Covered loading dock with lift on west side of building (accessible from Hampshire Lane)
<b>HVAC</b>	Two 320-ton Trane chillers, two Marley cooling towers; cooling provided by water-cooled AHUs that provide conditioned air to VAV boxes. Heat provided by natural gas-fired Cleaver Brooks hot water boilers
<b>ENERGY MANAGEMENT</b>	Honeywell energy management system
<b>ELECTRIC</b>	34.5 kV utility feeds to a 480/277 volt, 2,500 kVa transformer with leads extended to a 4,000-amp main switch; 350 kW backup emergency generator
<b>LIFE SAFETY</b>	Fully wet sprinklered (Honeywell addressable fire alarm system); dry system in garage
<b>SECURITY</b>	24-hour card access system; security cameras
<b>UTILITIES</b>	Electric: Eversource (delivery), Constellation Energy (supplier) Water/Sewer: City of Manchester Gas: Liberty Utilities Telecom: AT&T, Verizon

### DOWNTOWN MANCHESTER

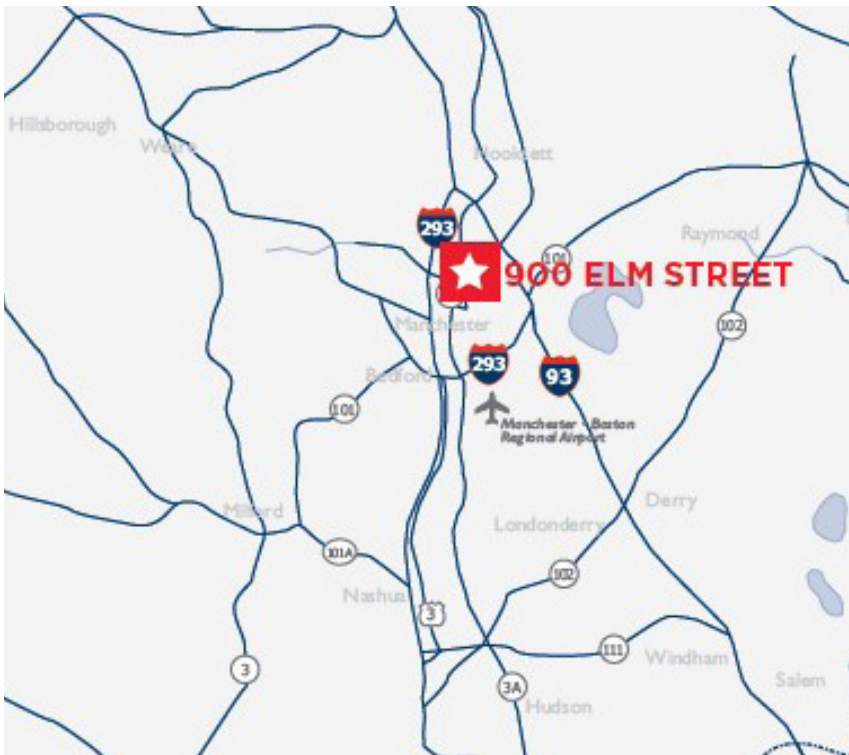




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900 ELM STREET  
Manchester, New Hampshire



6/10 OF A MILE TO EXIT 5 (GRANITE STREET) OF I-293;  
LESS THAN 2 MILES TO EXIT 8 (WELLINGTON ROAD) OF I-93;  
LESS THAN 3 MILES TO ROUTE 101 EAST



Brady Sullivan Properties, a real estate development corporation, was established in Manchester, New Hampshire in 1992. Brady Sullivan holds a sizable share of both the commercial and residential real estate markets in New England, as well as owning and managing a diverse portfolio of over 3,000,000 square feet of mill, office and industrial space.

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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
		<b>Cushman &amp; Wakefield of NH 012561</b>	
Provided by: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form			
(Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.