



For Lease

## Prominent Retail Storefront

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803 Elm Street  
Manchester, NH

### Property Highlights

- 2,610± SF of prominent retail storefront available for lease on downtown Manchester's busiest street
- Located just two blocks from the SNHU Arena, steps from numerous downtown hotels, and surrounded by thousands of apartment units within a 15-minute walk
- Building has access to some of the best on-street parking availability in the city of Manchester and is less than 1 block from the Center of NH parking garage
- Neighboring businesses: Thirsty Moose, Gentle Dental, Chase Bank, 110 Grill, Piccola Italian Ristorante, Moe's Italian Sandwiches, The Bookery, and many more

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## Specifications

Address:	803 Elm Street
Location:	Manchester, NH 03101
Building Type:	Retail/office
Year Built:	1915
Total Building SF:	14,805±
Available SF:	2,610±
Utilities:	Municipal water & sewer Gas fired FHA (Tenant pays for gas & electric)
Zoning:	CBD
Parking:	On-street
Lease Rate:	\$18.00 modified gross
Available:	Immediately



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