

For Lease

**Office Space
1117 Elm Street, Units 1 & 2
Manchester, NH 03101**



Space Available:	Suite 1: 1,239 SF Suite 2: 1,239 SF (interior space)
Type/Use:	Office
Zoning:	CBD – Central Business District
Parking:	Municipal Parking Near By
Lease Rate:	\$9.50 PSF Modified Gross
Comments:	Two spaces in a great downtown location in the heart of the Central Business District. Situated just behind the Bridge Café.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

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For Lease

Office Space 1117 Elm Street, Units 1 & 2 Manchester, NH 03101

Building Data:

Total Building Size:	23,400 SF
Available Space:	2,478 SF
Ceiling Height:	10'
Windows:	Thermopane
Interior Finish:	Carpet, painted sheetrock, acoustical ceiling tile, fluorescent lighting.

Site Data:

Signage:	At entry
Lot Size:	.18 Acres
Frontage:	65' Frontage on Elm Street
Parking:	Municipal Parking Near By
Zoning:	CBD – Central Business District
Map & Lot:	Map 91 Lot 4

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	110 / 208 volt, 50 amp, single phase
Lights:	Fluorescent
Heating:	Gas
AC:	Central
Alarms:	Intrusion / fire
Sprinklers:	Yes
Communications:	Comcast

Lease Information:

Rate:	\$9.50 PSF Full Gross
Electric:	Tenant shall pay \$130.00 per month



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