

## THE ATRIUM BUILDING

### FIRST CLASS OFFICE & RETAIL SPACE

### AVAILABLE FOR LEASE

135 - 11,339 SF



977-1001 Elm Street | Manchester, NH



The Atrium building offers first-class office and retail space in the heart of Downtown Manchester. The property is easily accessible, and highly visible, as it sits only a short distance from Interstate 293 and the F.E. Everett Turnpike, along Elm Street. With an address in such a thriving area, its tenants enjoy dozens of amenities within walking distance, including restaurants, banks, cafes, hotels, outdoor spaces and much more.



## Specifications:

**TYPE OF CENTER:**

Professional Office Building with Street-Level

Retail

**GROSS LEASABLE AREA:**  
54,840

**PARKING:**

City of Manchester Parking Garages & Surface Lots

**FIRE PROTECTION:**

Fully Sprinklered

**HVAC:**

Natural Gas-Fired Boiler  
Roof Top Cooling Tower

**FIBER:**

Comcast

**SEWER/WATER:**

Manchester Water Works

**POWER:**

Public Service of New Hampshire

**GAS:**

Liberty Utilities

## Availabilities:

**1st Floor:**

Suite 103: 2,230 SF\*\*

Suite 105D: 135 SF

Suite 106A: 140 SF

Suite 106F: 159 SF

Suite 106I: 205 SF

\*\*Retail Space

**2nd Floor:**

Suite 202: 2,415 SF\*

Suite 203: 2,370 SF \*\*

Suite 205: 2,589 SF\*\*

Suite 207: 2,382 SF\*

\*Contiguous up to 4,797 SF

\*\* Contiguous up to 4,959 SF

**3rd Floor:**

Suite 303: 4,400 SF\*

Suite 304: 5,722 SF\*

Suite 304A: 187 SF

Suite 304D: 188 SF

Suite 304E: 185 SF

Suite 304F: 194 SF

Suite 304H: 158 SF

Suite 304I: 146 SF

Suite 304J: 227 SF

Suite 304N: 384 SF

Suite 304R: 352 SF

Suite 304T: 245 SF

Suite 305: 1,757 SF\*

\*Contiguous up to 11,339 SF

**4th Floor:**

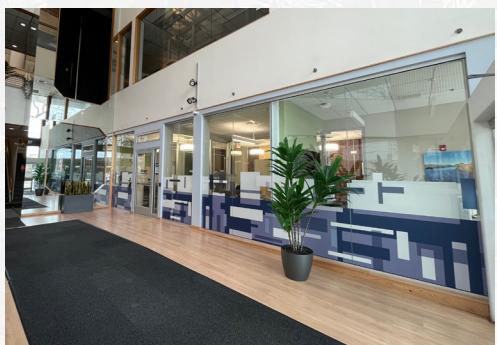
Suite 401: 1,755 SF

## Amenities:

- Prominent Elm Street address with High Visibility in Downtown
- Exposed Brick & Beam Interior with a 3 Story Central Atrium allowing Ample Natural Light throughout the Property
- Bangor Savings Bank, Insomnia Cookies, Zoo Health Club on-site
- On-site Maintenance Staff
- Direct Access to Major Highways & Manchester-Boston Airport

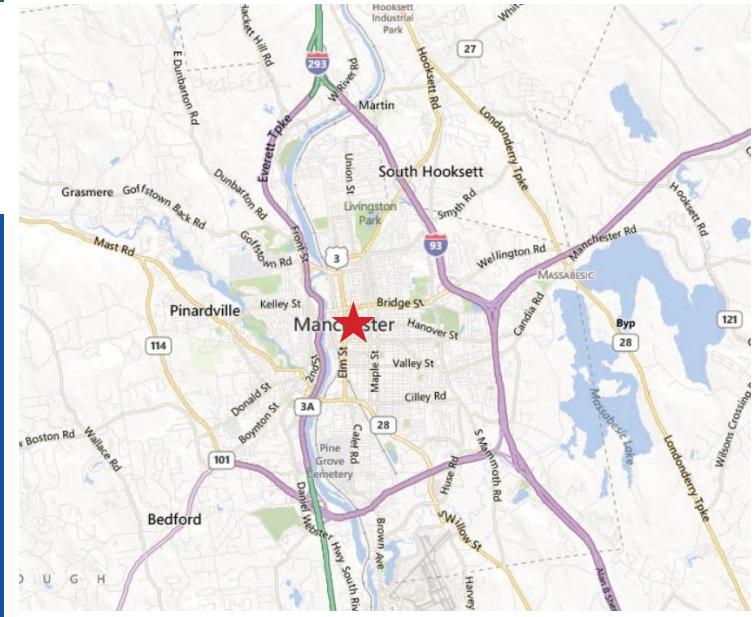
## Green Initiatives:

- Plate and Frame Heat Exchanger
- T-8 Efficient Lighting
- Programmable Thermostats
- City of Manchester – Recycling Program
- Recycling of used Bulbs, Ballasts and Batteries



## Floor Plans:





**JOHNFLATLEY**  
Company

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or to schedule a tour, please contact:

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