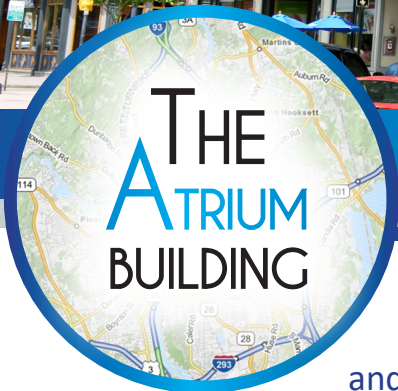
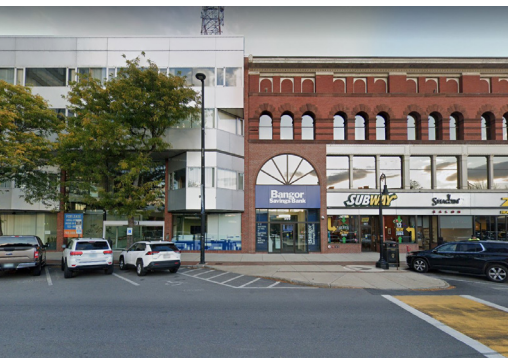


THE ATRIUM BUILDING FIRST CLASS OFFICE & RETAIL SPACE AVAILABLE FOR LEASE 135 - 11,339 SF



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

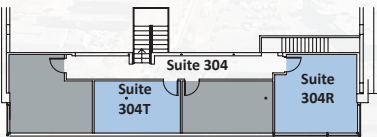
Green Initiatives:

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



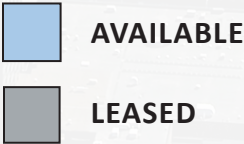
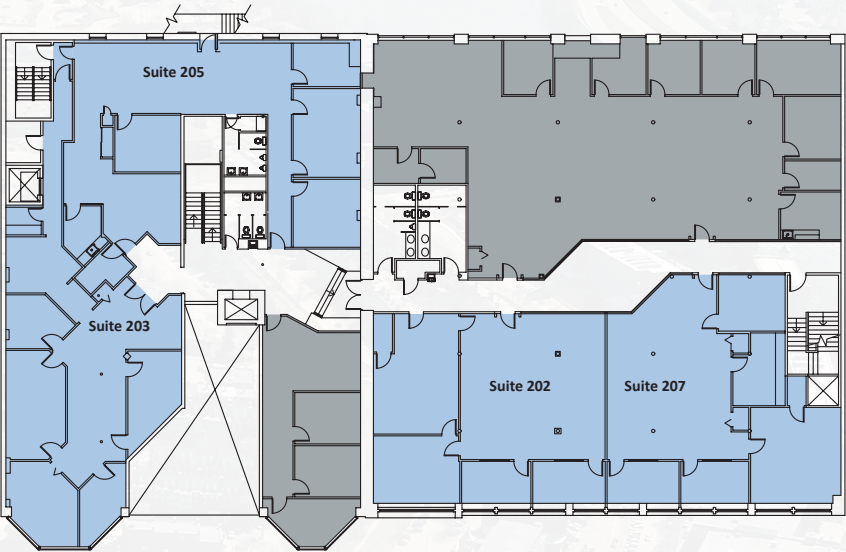
Floor Plans:

4TH FLOOR

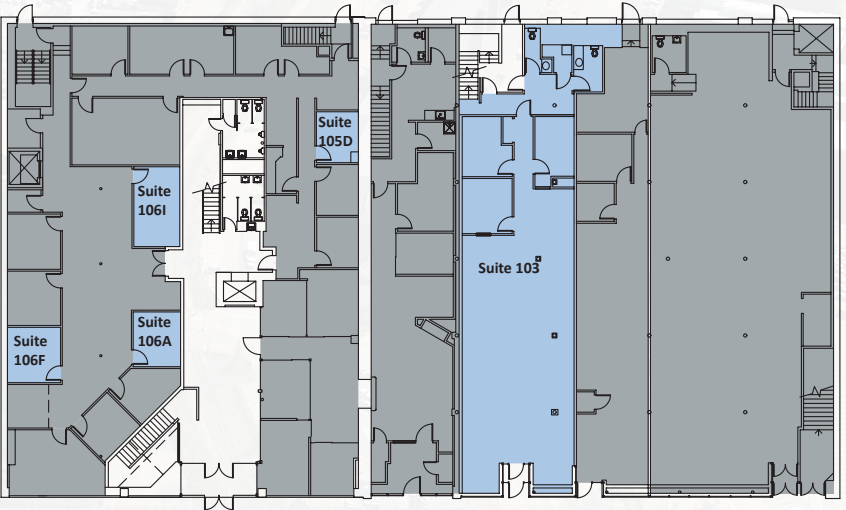


3RD FLOOR

2ND FLOOR



1ST FLOOR





JOHN FLATLEY
Company

**For more information,
or to schedule a tour, please contact:**

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