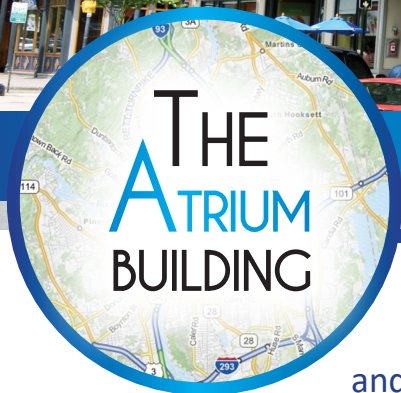
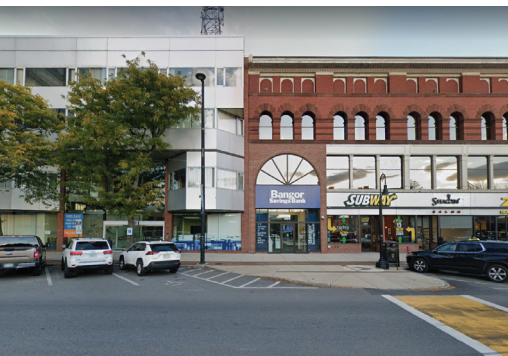


## THE ATRIUM BUILDING FIRST CLASS OFFICE & RETAIL SPACE AVAILABLE FOR LEASE 135 - 5,182 SF



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  
Retail

### FIRE PROTECTION:

Fully Sprinklered

### SEWER/WATER:

Manchester Water Works

### HVAC:

Natural Gas-Fired Boiler  
Roof Top Cooling Tower

### POWER:

Public Service of  
New Hampshire

### GROSS LEASABLE AREA:

54,840

### PARKING:

City of Manchester Parking  
Garages & Surface Lots

### FIBER:

Comcast

### GAS:

Liberty Utilities

## Availabilities:

### 1st Floor:

Suite 102: 1,406 SF\*\*  
Suite 103: 2,230 SF\*\*  
Suite 105D: 135 SF  
Suite 106D: 300 SF  
Suite 106F: 154 SF  
Suite 106G: 152 SF  
Suite 106I: 199 SF

\*\*Retail Space

### 2nd Floor:

Suite 203: 2,295 SF

### 3rd Floor:

Suite 303: 4,400 SF  
Suite 304: 5,182 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 304S: 257 SF  
Suite 304T: 245 SF  
Suite 304U: 320 SF

### 4th Floor:

Suite 401: 1,699 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
- Subway® Restaurant on-site
- On-site Maintenance Staff
- Direct Access to Major Highways & Manchester-Boston Airport

## Green Initiatives:

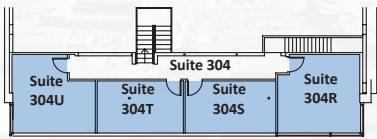
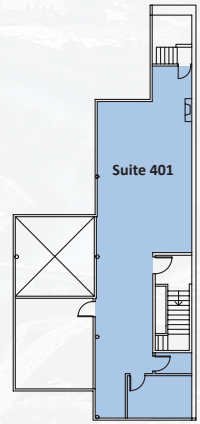
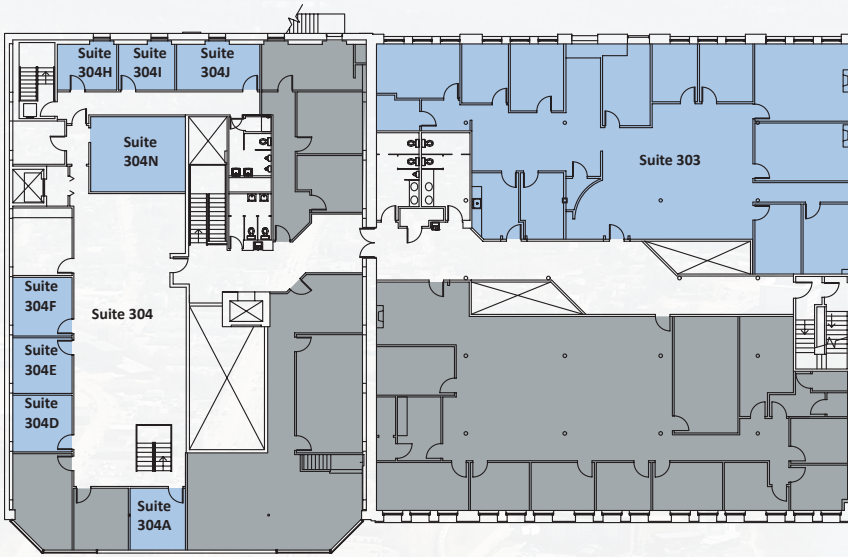
- Plate and Frame Heat Exchanger
- T-8 Efficient Lighting
- Programmable Thermostats
- City of Manchester – Recycling Program
- Recycling of used Bulbs, Ballasts and Batteries





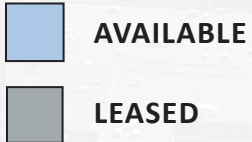
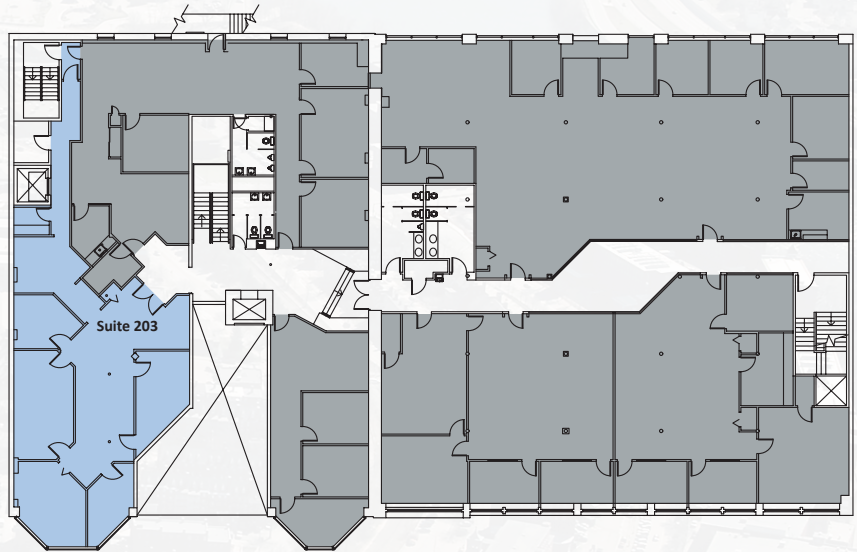
# Floor Plans:

## 4TH FLOOR

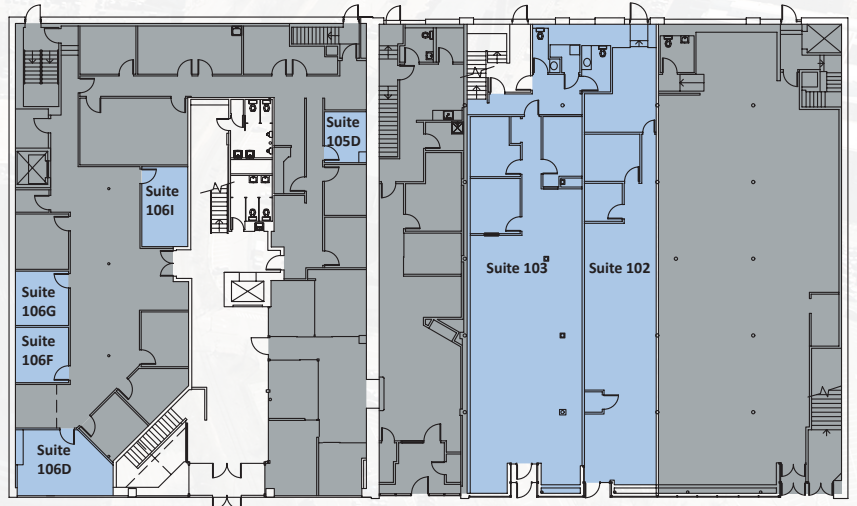


## 3RD FLOOR

## 2ND FLOOR



## 1ST FLOOR







**LOCAL AMENITIES**

**RESTAURANTS:**

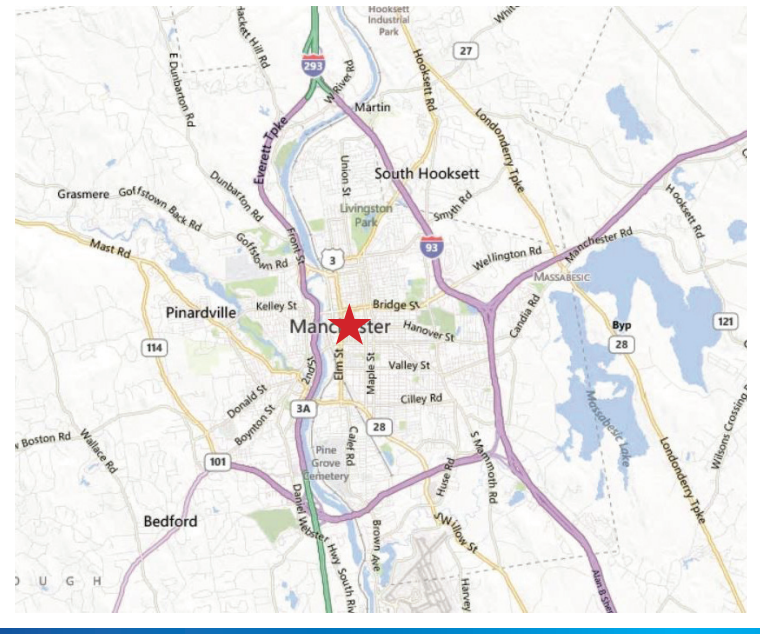
- 1 Bridge Café
- 2 Piccola Italia Ristorante
- 3 Margaritas & Subway
- 4 Ben & Jerry's
- 5 XO on Elm
- 6 Thirsty Moose Tapouse
- 7 Firefly American Bistro

**LODGING:**

- 8 Double Tree
- 9 Hilton Garden Inn
- 10 Four Points by Sheraton
- 11 Holiday Inn Express
- 12 Homewood Suites
- 13 Courtyard Marriot
- 14 Best Western

**SERVICES:**

- 15 Citizens Bank
- 16 Bank of America
- 17 Zoo Health Club
- 18 The UPS Store
- 19 Palace Theater
- 20 YMCA
- 21 Manchester City Library



**JOHN FLATLEY**  
Company

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

**Tom Maregni**  
Direct 781.917.5306  
Office 781.380.7731  
thomas.maregni@johnflatleyco.com