

AVAILABLE FOR LEASE

CENTER OF NEW HAMPSHIRE

±98,845-SF
CLASS A OFFICE
BUILDING

650 ELM STREET :: MANCHESTER, NH



AMENITIES

- High-end finishes and elegant lobby
- Onsite lobby café serving breakfast/lunch
- State-of-the-art infrastructure
- Attached 1,000-vehicle parking garage
- 24/7 security with surveillance



DINING & ENTERTAINMENT

- Attached to Radisson Hotel with restaurant
- Located across from Verizon Wireless Center
- Steps to Veterans Memorial Park
- 0.5 mile to New Hampshire Fisher Cats stadium
- Dining, retail and lodging all within walking distance



ACCESS

- Prominent downtown location
- Walking distance to downtown amenities
- Public transportation just steps away
- Easy highway access – only 2 blocks from Exit 5 of I-293

www.cbre.com/manchester

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CB Richard Ellis—N.E. Partners, LP, a CBRE Joint Venture



TD Ameritrade



Break/Lounge Area



Kitchenette



Dining Area



Café



Car Center

ABOUT THE PROPERTY

CBRE/New England is pleased to present the availability of the Center of New Hampshire located at 650 Elm Street, Manchester, New Hampshire. This seven-story, ±98,845-SF Class A office building is one of New Hampshire's most desirable landmark properties. The building offers a polished corporate image and features high-end finishes, an elegant lobby, upscale common areas, state-of-the-art infrastructure, 24/7 onsite security and an attached parking garage. Garage clients enjoy free use of the customer amenity center featuring a windshield washing station, car vacuum and a tire inflation unit.

Connected to the Radisson Hotel and a 1,000-vehicle parking garage, 650 Elm Street boasts dramatic views of downtown Manchester and overlooks Veteran's Memorial Park. The building is within walking distance of all downtown amenities including the Verizon Wireless Arena.

The property is strategically located at the intersection of Elm Street and Granite Street in downtown Manchester, and just two blocks from Interstate 293, Exit 5/Granite Street.

BUILDING FEATURES

- Prestigious downtown address
- Beautiful high-end finishes & lighting
- Elegant lobby with electronic directory
- State-of-the-art infrastructure, multiple service providers
- Attached 1,000-vehicle parking garage
- Onsite property management
- 24/7 onsite security and keycard access
- Video camera surveillance at all entrances
- LEED/Green initiatives including building recycling
- EPA certified & Energy Star rated
- Short-term visitor parking in front of building
- Three passenger elevators (2,500 lb. capacity)
- Rachel's lobby café open for breakfast/lunch
- Attached to Radisson Hotel with full service restaurant, pub & conference center
- Self-service garage car care center
- Lease Rate: \$23.50/SF Modified Gross





**FOR MORE
INFORMATION**

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