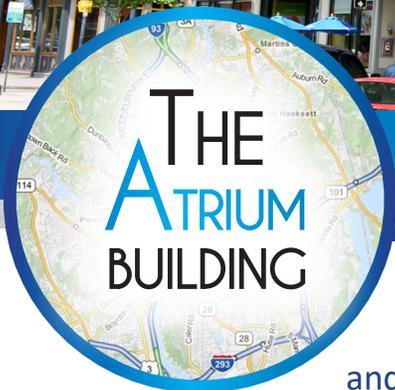


THE ATRIUM BUILDING FIRST CLASS OFFICE & RETAIL SPACE AVAILABLE FOR LEASE 135 - 11,339 SF



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 106C: 135 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 304S: 257 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

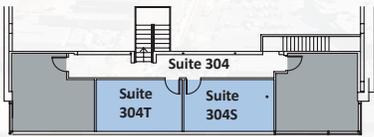
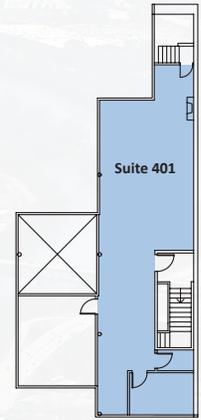
Green Initiatives:

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



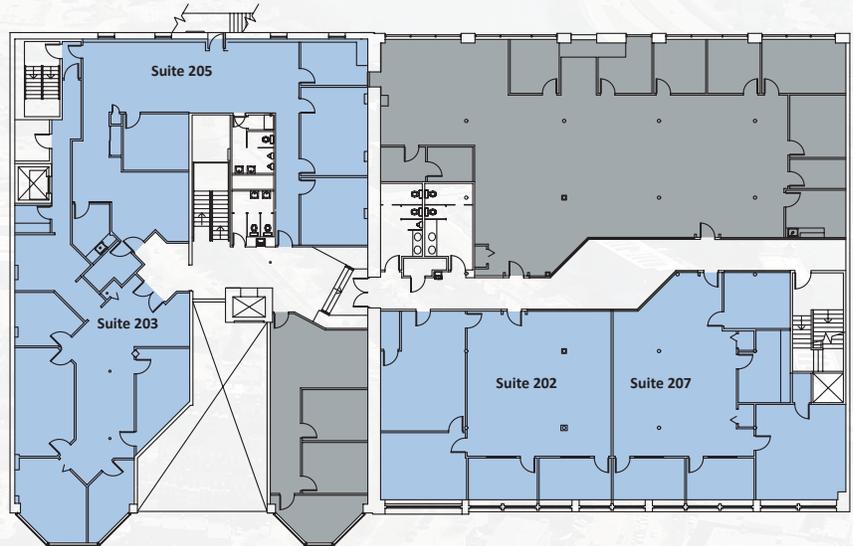
Floor Plans:

4TH FLOOR



3RD FLOOR

2ND FLOOR



1ST FLOOR





Manchester
REGIONAL AIRPORT

F.E. Everett Turnpike

Gill Stadium

Sheridan-Emmett Park

SNHU Arena

Veterans Memorial Park

City Hall Plaza

Hampshire Plaza Shopping Center

Manchester Transit Authority

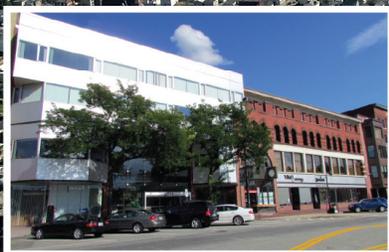
Northeast Delta Dental Stadium

Merrimack River

293
EXIT 5

Granite Street
University of New Hampshire

Boston Express



New Hampshire Institute of Art

Victory Park

LOCAL AMENITIES

RESTAURANTS:

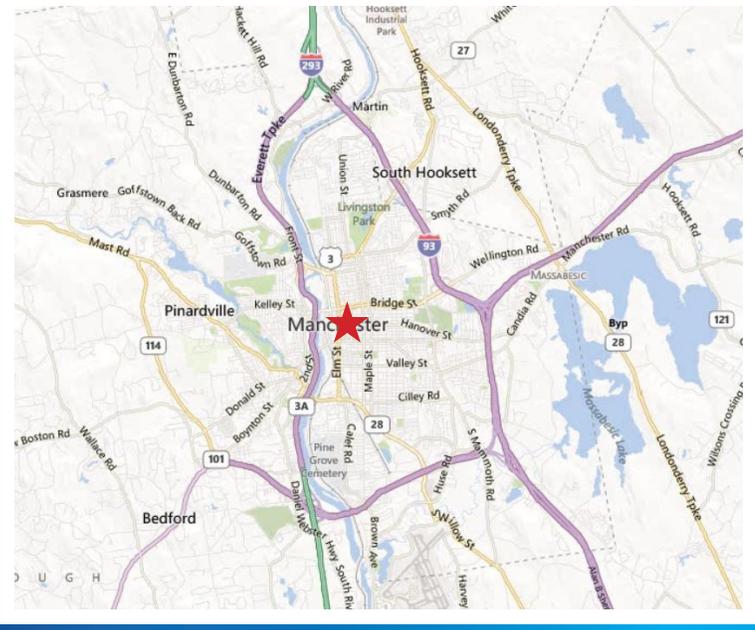
- 1 Bridge Café
- 2 Piccola Italia Ristorante
- 3 Margaritas & Insomnia Cookies
- 4 Ben & Jerry's
- 5 110 Grill
- 6 Thirsty Moose Taphouse
- 7 Firefly American Bistro

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 & Bangor Savings Bank
- 18 The UPS Store
- 19 Palace Theater
- 20 YMCA
- 21 Manchester City Library



JOHN FLATLEY
Company

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