

# 1750 ELM STREET, MANCHESTER, NH

EASY ACCESS TO I93 AND ROUTE 3



Premium downtown location  
On-site restaurant & gym  
Abundant parking



FRONT VIEW

[www.bradysullivan.com](http://www.bradysullivan.com)

**BRADY SULLIVAN**  
P R O P E R T I E S



CLASS A

# OFFICE SPACE AVAILABLE

- PREMIUM DOWNTOWN LOCATION
- ON-SITE RESTAURANT & GYM
- ABUNDANT PARKING

This + 212,000 SF facility boasts Class A office space in a convenient downtown location. This 12-story office tower features the most advanced redundant data, telecommunications and power infrastructure available. Amenities include an on-site cafeteria, excellent parking and convenience to all major activities. The Manchester Airport, Mall of New Hampshire and downtown are only minutes away.

## PROPERTY INFORMATION

- **Building Size:** 212,000 + SF
- **Available Space:** 750 SF up to 11,000 SF (Full Floor)
- **Land Area:** 9.33 + Acres
- **Zoning:** Business-4 CBD
- **Year Built:** 1972
- **Stories:** 12-Tower/4-Annex
- **Construction:** Steel frame with granite block exterior
- **Roof:** Rubber membrane
- **Ceiling Height:** Predominantly 12 ft.
- **Lighting:** Direct fluorescent track and recessed lighting
- **Windows:** Double pane insulated windows
- **Water/Sewer:** Municipal
- **Gas:** Liberty Utilities
- **Fire Safety/Sprinkler:** Wet sprinklered with fire protection system
- **Electrical:** 34,500 AMP/480 Volt 3-Phase power
- **Parking:** Ample
- **VAC:** Constant volume electric rooftop heat pump system
- **Elevator:** Five hydraulic passenger
- **Security:** Card key access and surveillance cameras with nightly security patrol

**CONTACT US  
FOR A TOUR OF  
THIS BEAUTIFUL  
PROPERTY TODAY!**

**Charles Panasis**  
(603) 799-6926  
cpanasis@bradysullivan.com

**James Tobin**  
(603) 315-4668  
jtobin@bradysullivan.com

**Derek Lawton**  
(978) 319-2508  
dlawton@bradysullivan.com

**Jamison Bibaud**  
(603) 716-6652  
jbibaud@bradysullivan.com

[www.bradysullivan.com](http://www.bradysullivan.com)

**BRADY • SULLIVAN**  
P R O P E R T I E S

