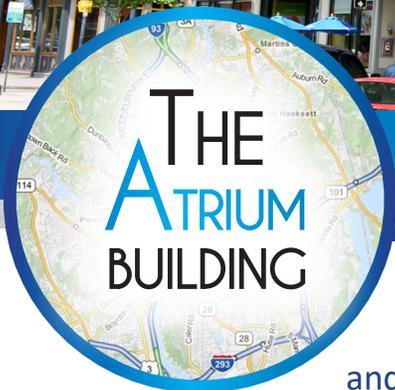


## THE ATRIUM BUILDING FIRST CLASS OFFICE & RETAIL SPACE AVAILABLE FOR LEASE 135 - 11,339 SF



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

## 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

## 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 305:	1,757 SF*

\*Contiguous up to 11,339 SF

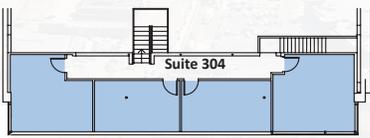
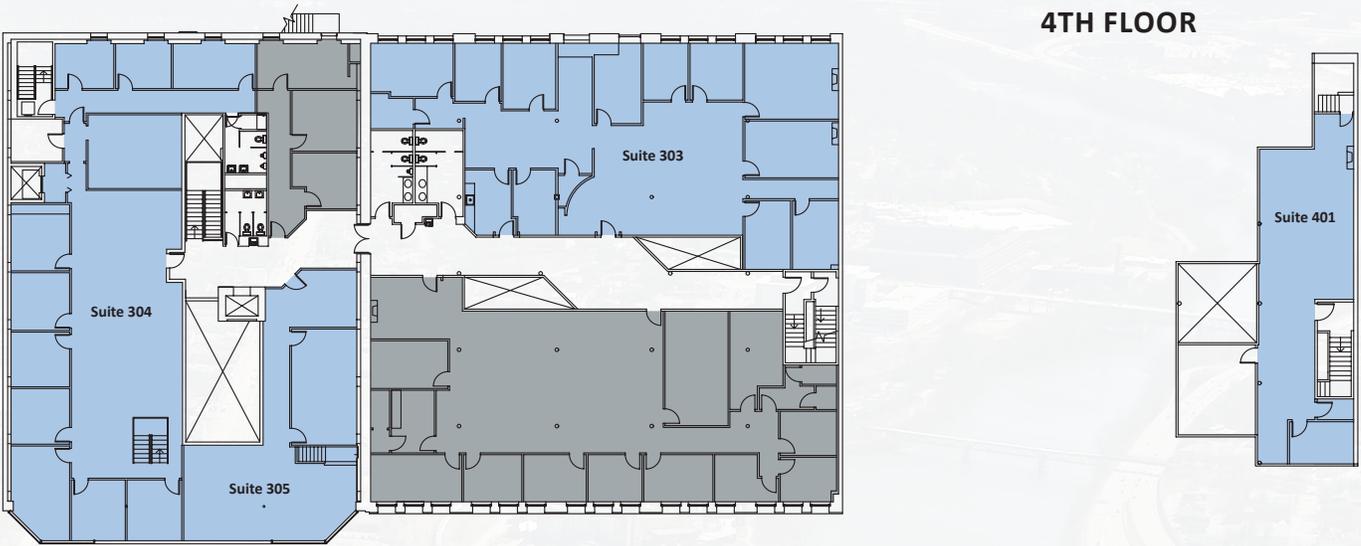
### 4th Floor:

Suite 401:	1,755 SF
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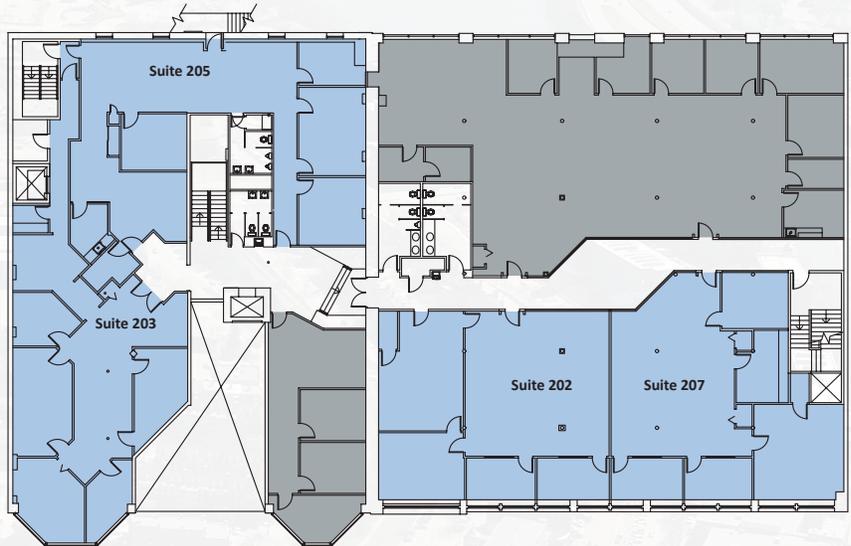
# Floor Plans:

## 4TH FLOOR



## 3RD FLOOR

## 2ND FLOOR



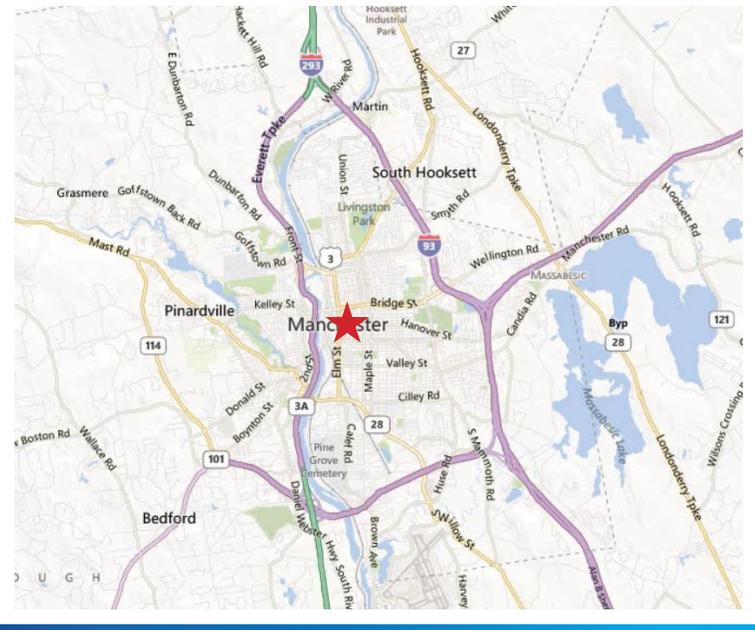
-  AVAILABLE
-  LEASED

## 1ST FLOOR





- LOCAL AMENITIES**
- |                             |                            |  |
|-----------------------------|----------------------------|--|
| <b>RESTAURANTS:</b>         | <b>LODGING:</b>            | <b>SERVICES:</b>                         |
| 1 Bridge Café               | 8 Double Tree              | 15 Citizens Bank                         |
| 2 Piccola Italia Ristorante | 9 Hilton Garden Inn        | 16 Bank of America                       |
| 3 Margaritas & Insomnia     | 10 Four Points by Sheraton | 17 Zoo Health Club & Bangor Savings Bank |
| 4 Cookies                   | 11 Holiday Inn Express     | 18 The UPS Store                         |
| 5 Ben & Jerry's             | 12 Homewood Suites         | 19 Palace Theater                        |
| 6 110 Grill                 | 13 Courtyard Marriot       | 20 YMCA                                  |
| 7 Thirsty Moose Taphouse    | 14 Best Western            | 21 Manchester City Library               |
| 8 Firefly American Bistro   |                            |  |



# JOHN FLATLEY Company

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

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