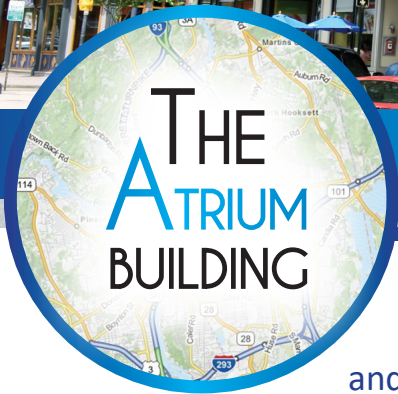
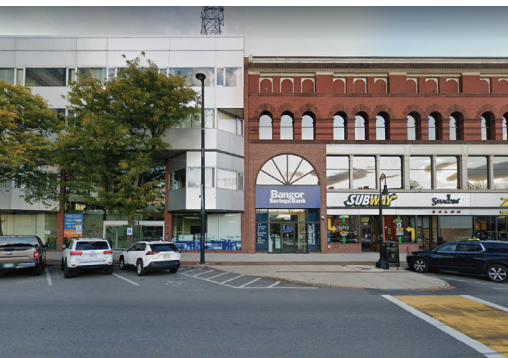


## THE ATRIUM BUILDING FIRST CLASS OFFICE & RETAIL SPACE AVAILABLE FOR LEASE 135 - 5,182 SF



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

**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
- 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

## Availabilities:

**1st Floor:**  
Suite 103: 2,230 SF\*\*  
Suite 105D: 135 SF  
Suite 106F: 154 SF  
Suite 106G: 152 SF  
Suite 106I: 199 SF  
*\*\*Retail Space*

**2nd Floor:**  
Suite 202: 2,415 SF  
Suite 203: 2,295 SF  
Suite 207: 2,382 SF

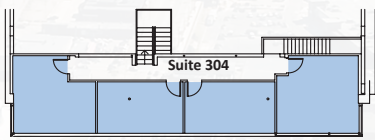
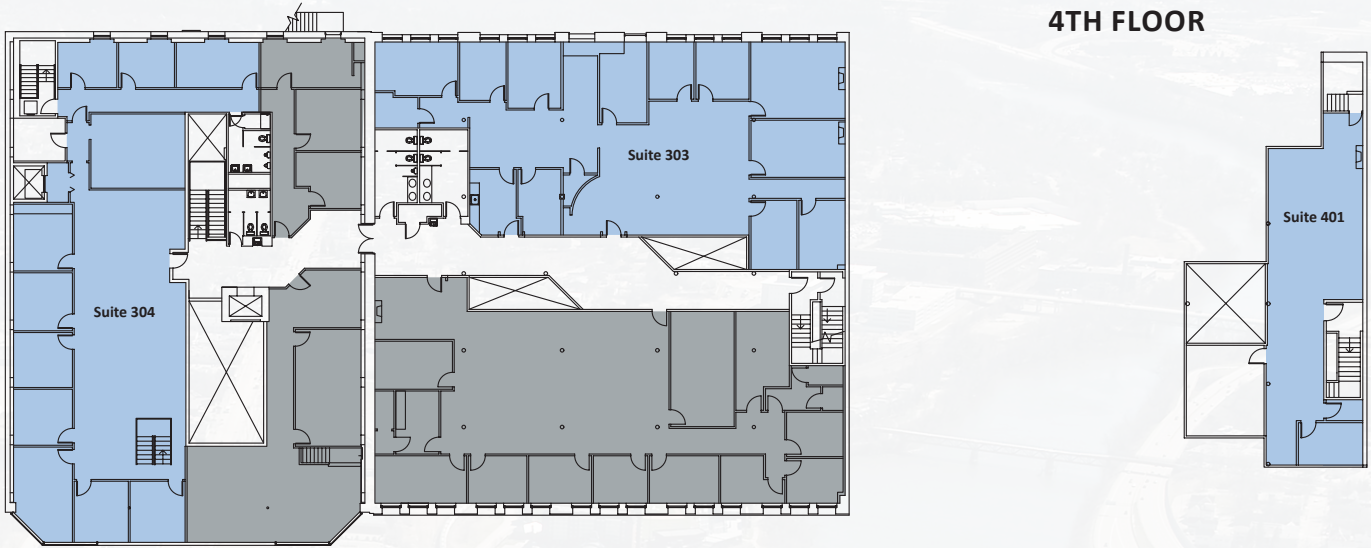
**3rd Floor:**  
Suite 303: 4,400 SF  
Suite 304: 5,182 SF

**4th Floor:**  
Suite 401: 1,699 SF



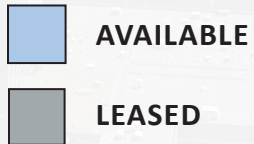
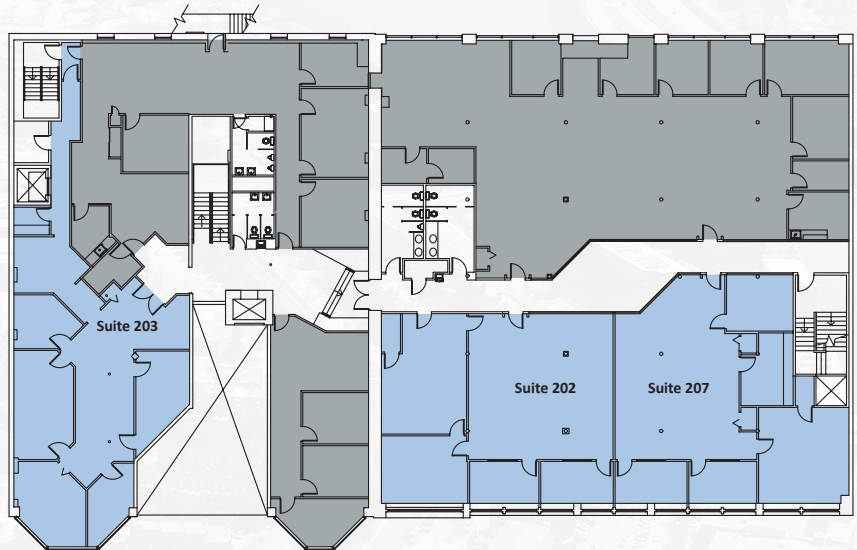
# Floor Plans:

## 4TH FLOOR



## 3RD FLOOR

## 2ND FLOOR



## 1ST FLOOR





**Manchester-Boston**  
REGIONAL AIRPORT

F.E. Everett Turnpike

Manchester Transit Authority

Northeast Delta Dental Stadium

Merrimack River

EXIT 5  
293  
3A

Gill Stadium

Sheridan-Emmett Park

SNHU Arena

Veterans Memorial Park

City Hall Plaza

Boston Express

Granite Street  
University of New Hampshire



New Hampshire Institute of Art

Victory Park

Hampshire Plaza Shopping Center

Canal Street

Bridge Street

**LOCAL AMENITIES**

**RESTAURANTS:**

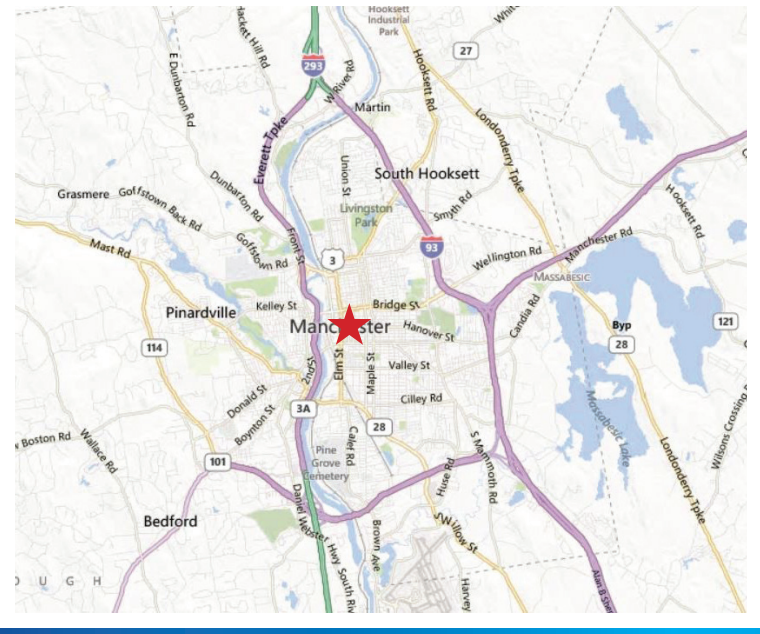
- 1 Bridge Café
- 2 Piccola Italia Ristorante
- 3 Margaritas & Subway
- 4 Ben & Jerry's
- 5 XO on Elm
- 6 Thirsty Moose Tapouse
- 7 Firefly American Bistro

**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,  
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Office 781.380.7731

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