



# 1230 ELM STREET

MANCHESTER, NH

## OFFICE & RETAIL FOR LEASE

### FEATURES

- ✓ Brand-New Construction
- ✓ Flexible Layout Options
- ✓ Prominent Downtown Location



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



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# 1230 ELM STREET | MANCHESTER, NH

Position your business in the heart of downtown Manchester along one of the city's most active commercial corridors. 1230 Elm Street offers a brand-new 1,680± SF street-front retail and office suite with strong visibility and signage exposure. The space features an exterior entrance and a secondary entrance into the main lobby. Newly constructed throughout, the suite includes modern finishes, rooftop HVAC, ADA-compliant restrooms, upgraded electrical service, and all-new flooring. Flexible configuration options allow for potential demising into two smaller units, providing versatility for retail and office users. The property benefits from strong pedestrian and vehicle traffic in a highly active downtown environment. Tenants also enjoy access to shared building amenities, including a fitness center and a resident/tenant lounge with seating, television, and kitchenette facilities.

## SPECIFICATIONS

<b>BUILDING AREA:</b>	97,202± SF Office/Retail: 3,082± SF/Residential: 94,120± SF
<b>AVAILABLE SF:</b>	1,680± SF
<b>LAND AREA:</b>	0.45 Acres
<b>ZONING:</b>	DT-2 Downtown District - Core
<b>YEAR BUILT:</b>	1973 (Renovated in 2025)
<b>STORIES:</b>	5
<b>ELEVATORS:</b>	Yes
<b>UTILITIES:</b>	Municipal Water & Sewer
<b>PARKING:</b>	On Street-Parking Available



*All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.*

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