

CITY HALL PLAZA

900 ELM STREET | MANCHESTER, NH

PREMIER CLASS A OFFICE TOWER
FOR LEASE | 219,700 SF



BRADY SULLIVAN
PROPERTIES

 CUSHMAN &
WAKEFIELD

CITY HALL PLAZA

MANCHESTER'S ICONIC BUSINESS ADDRESS

City Hall Plaza is a 219,700 SF, 19-story office tower located in the heart of Manchester's Central Business District. Designed by Lavallee Brensinger Architects and completed in 1992, it remains the tallest office tower in Manchester, the state of New Hampshire, and all of northern New England. The building features an elegant granite and wood-clad lobby, eight high-speed elevators, structured parking, and a full suite of on-site services. Floorplates are efficiently designed and easily divisible, with expansive window lines offering natural light and panoramic views of the city and Merrimack River. City Hall Plaza is home to a prestigious tenant roster and surrounded by higher education institutions making it a central destination for businesses in Manchester.



BUILDING HIGHLIGHTS



19-story Class A office tower in Manchester's Central Business District



Newly updated lobby with marble floor and new furniture



On-Site amenities include an ATM, gourmet coffee shop, fitness center, conference rooms, lobby concierge, professional property management and a structured parking garage

BUILDING SPECIFICATIONS

BUILDING SIZE	219,700 SF
BUILDING TYPE	Class A office
LAND AREA	0.313 acres
YEAR BUILT	1992
FLOORS	19 (with 20th-floor mechanical penthouse)
ELEVATORS	Seven passenger (3,000-pound capacity) One service (4,000-pound capacity)
CEILING HEIGHT	9'
PARKING	76 structured spaces in a two-and-a-half level garage (floors 2, 3 and a portion of 4). Area garages and street parking also available.
LOADING	Covered loading dock with lift on west side of building (accessible from Hampshire Lane)
HVAC	Two 320-ton Trane chillers, two Marley cooling towers; cooling provided by water-cooled AHUs that provide conditioned air to VAV boxes. Heat provided by natural gas-fired Cleaver Brooks hot water boilers
ENERGY MANAGEMENT	Honeywell energy management system
ELECTRIC	34.5 kV utility feeds to a 480/277 volt, 2,500 kVA transformer with leads extended to a 4,000-amp main switch; 350 kW backup emergency generator
LIFE SAFETY	Fully wet sprinklered (Honeywell addressable fire alarm system) Dry system in garage
SECURITY	24-hour card access system Security cameras
UTILITIES	Electric: <ul style="list-style-type: none">Eversource (delivery)Constellation Energy (supplier) Water/Sewer: City of Manchester Gas: Liberty Utilities Telecom: AT&T, Verizon



Amenities within walking distance include numerous restaurants, retail, the full-service YMCA, the Palace Theatre, Currier Museum of Art and the SNHU Arena



Quick access to I-293, I-93, Route 3, Route 101, and the F.E. Everett Turnpike



Abundant natural light and skyline/river views

PRIME LOCATION IN DOWNTOWN MANCHESTER



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