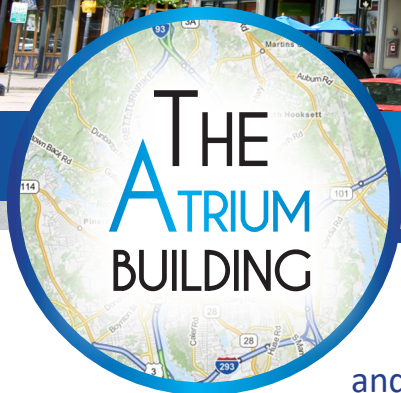
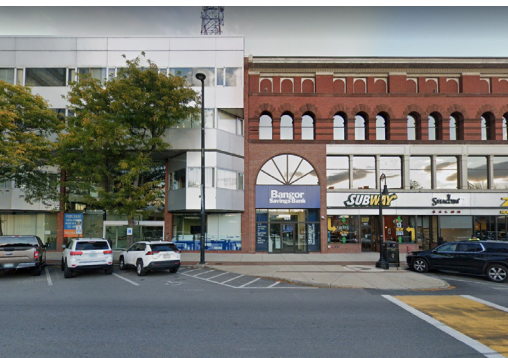


## THE ATRIUM BUILDING FIRST CLASS OFFICE & RETAIL SPACE AVAILABLE FOR LEASE 135 - 11,339 SF



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 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:

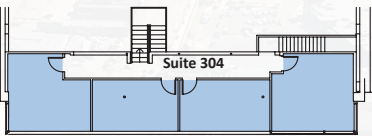
Suite 401:	1,755 SF
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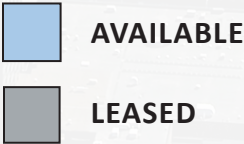
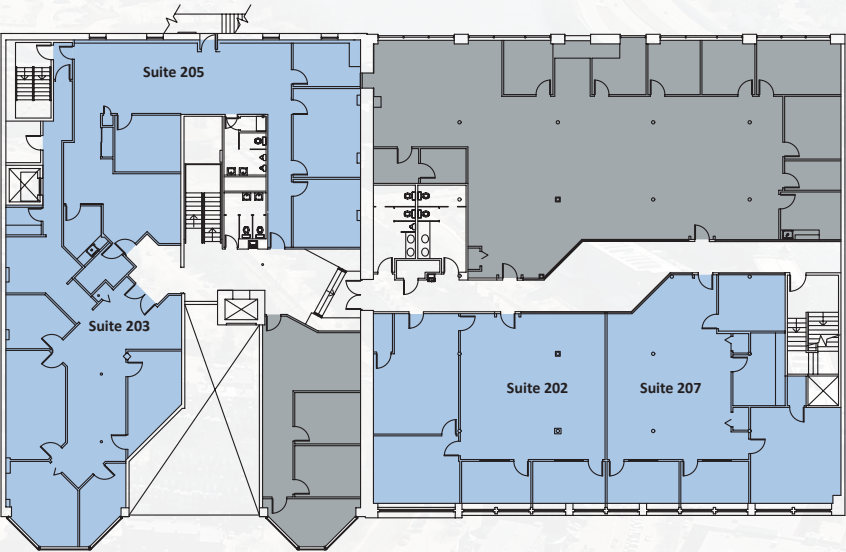
Floor Plans:

4TH FLOOR

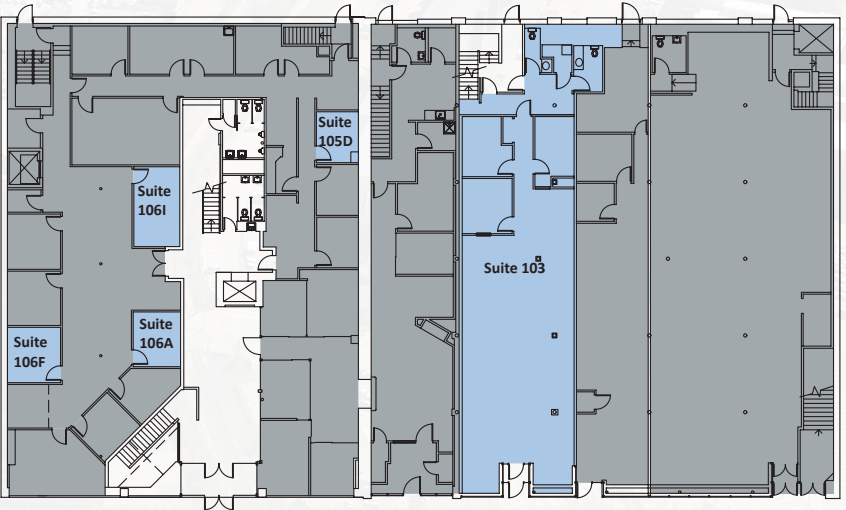


3RD FLOOR

2ND FLOOR



1ST FLOOR







**JOHN FLATLEY**  
Company

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

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